



Information Sheet: Changes to the Compact Lot (R4) District and other updates to the Jasper Land Use Policy

March, 20 2025

On March 14, 2025, Jasper Field Unit Superintendent Alan Fehr approved changes to the *Jasper Land Use Policy* and *Architectural Motif* to support residents in rebuilding and to simplify and clarify existing land use policy regulations.

These changes are intended to support residents in rebuilding their manufactured homes after the fire and allow existing manufactured homes that have reached the end of their lifecycle to be replaced. These changes apply to properties that both were and were not damaged by the 2024 wildfire. The policy changes to the Compact Lot (R4) District will remain in effect until March 31, 2030, with minor amendments as necessary. The policy requirements will be re-evaluated as part of the future Jasper Community Plan review process.

Changes to the Compact Lot (R4) District of the *Jasper Land Use Policy* include:

- Adding 'manufactured home' as a permitted use;
- Allowing residents to replace older manufactured homes with new manufactured homes;
- Adding average setbacks for manufactured homes:
 - o Front setback: 2.7 m;
 - A manufactured home with a basement shall have an average front setback of 4.0 m.
 - o Side setbacks: 1.5 m; and
 - o Rear setback: 1.5 m;
- Decreasing the front setback of one-unit dwellings and two-unit dwellings from 6.0 m to 4.0 m; and
- Other minor changes to consolidate Article 7.15 Replacement of Manufactured Homes of the Land Use Policy into the Compact Lot (R4) District, and allow typical manufactured home designs without variance.

The following change was made to the *Architectural Motif and Guidelines for the Town of Jasper*:

- Exempting manufactured homes from minimum roof pitch requirements.

Other changes to the *Jasper Land Use Policy* include:

- Automatically allowing development permits to be valid for up to 24 months, up from 12 months;
- Modifying the regulations to allow additional fire-resistant materials for window frames and other detailing in residential and commercial areas;
- Clarifying FireSmart regulations for signage, windows, fences and heavy timbers in the Architectural Motif;
- Allowing row-houses in all residential districts to allow adjacent neighbours to collaborate to build attached and semi-attached housing forms at the same density as R2 District Lots; and



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- Removing minor regulations restricting the design of residential parking.

These changes were made in collaboration between planners from Parks Canada and the Municipality of Jasper. They were made in response to a significant amount of development stemming from the wildfire, direct advocacy from residents and ongoing review and lessons learned as rebuild applications have been submitted.

As approved, the changes to the allowance for mobile home replacement and removing the requirement for pitched roofs in the Compact Lot (R4) District will be in place for five years, until March 31, 2030, and will be reconsidered after the first years of wildfire recovery to allow for further community engagement on the topic. As the incoming planning authority in Jasper, the Municipality of Jasper is committed to community engagement on planning matters moving forward and will include engagement on the design of manufactured homes in Jasper as part of broader community planning projects.

Have questions about the changes?

Please reach out, you can get answers to your questions here:

Email jasperdevelopment@pc.gc.ca

Phone (780)-852-6123

Sign up to [meet with a development planner in Jasper](#)

Detailed, redline changes to the Compact Lot (R4) District and Architectural Motif are available upon request to jasperdevelopmentenquiries@jasper-alberta.ca

Residents who are interested in receiving up-to-date information about the rebuild can also sign up to the Jasper Rebuild Mailing List at <https://engagejasper.ca/jasper-rebuild-mailing-list> for updates and information on the rebuild progress.