

Tables of Policy Amendments: General Policy Changes in March 2025

The following tables show policy amendments to the Jasper Land Use Policy, Architectural Motif and Guidelines for the Town of Jasper. The amendments were approved by the Field Unit Superintendent of Jasper National Park on March 14, 2025.

Q1 Updates:

Amendments to the Jasper Land Use Policy				
Section	Description	Previous Policy	New Policy: ~~Removed text – RED~~ Added text - GREEN	Rationale
Land Use Policy (LUP) 5.09	Length of Development Permit Approval	Section 5.09 General A development permit is valid for 12 months unless a building permit has been issued for the same development or the applicant has requested in writing that the superintendent extend the permit and has paid the applicable fee.	Section 5.09 General A development permit is valid for up to 24 months ~~12 months~~ unless a building permit has been issued for the same development or the applicant has requested in writing that the superintendent extend the permit and has paid the applicable fee.	This minor change will allow development permits to be approved for up to 24 months without the need for additional administrative work to issue extensions when requested. The longer time frame aligns with the new Parks Canada Land Use Planning Regulations and supports leaseholders who might seek development permit approval soon but not be able to complete construction until a later construction season.
LUP 7.03(a)(iv)	Alley access standards	7.03 On-Site Parking iv. for all sites abutting a lane, access and egress to and from the required on-site parking shall be from the lane, and parking shall be located at the rear of the site. The parking stalls shall have direct access to the lane and shall not be enclosed or confined by barriers	In section 7.03 iv. modify the existing text to read: for all sites abutting a lane, access and egress to and from the required on-site parking shall be from the lane, and parking shall be located at the rear of the site. The parking stalls shall have direct access to the lane. ~~and shall not be enclosed or confined by barriers.~~	This amendment allows applicants to propose gates or barriers to separate their parking stalls from a lane or other area.
LUP 7.03(a)(vii)	Separation of Parking from drive aisles	7.03 On-Site Parking vii. parking stalls shall be set back a minimum of 0.6 m from the property line when directly accessed from a public roadway.	In section 7.03 vii. modify the existing text to read: when directly accessed from a public roadway and not separated from the travel lane by a public sidewalk or boulevard.	This amendment will clarify when the development authority should require a separation between a parking stall and a roadway for safety purposes. Other structures including homes, or attached or unattached garages must comply with the setback regulations of the building district.
LUP 7.03(a)	Tandem Parking	None.	In section 7.03 On-Site Parking, add the following text as a new policy statement viii and ix: viii. With regards to the provision of minimum parking requirements in apartment buildings, row-house, multi-unit dwelling or commercial developments, a tandem parking stall only counts as one parking stall. ix. With regards to the provision of minimum parking requirements for all other developments, tandem stalls may be counted as separate stalls.	This amendment provides clear direction to development staff about how to include tandem parking stalls in parking counts related to multi-residential developments. The rationale for not counting tandem stalls as separate stalls in smaller scale developments is that in smaller scale developments residents are likely already coordinating occasionally moving vehicles to give access to attached garages. In larger multi-residential developments, the expectation is that each parking stall will be independent of the others and not rely on other residents to use the space.
LUP multiple sections: 15, 16, 17, 18, 20, 21, and 22	Rowhouses as a listed use in Low Density Districts	Rowhouse is not a listed use in the following districts: R1, R2 (R2H), R3a, R4, CCWa and CCWb	Amend the Land Use Policy through the following: Add to Section X.03 Permitted Uses: vi. row-houses; Add to Section X.05 Development Requirements: iv. Primary dwellings that are part of a rowhouse development shall have a minimum width of 7.0 metres. Section X above applies to the following districts: Section 15 for One-Unit Dwelling District (R1), Section 16 for Two-Unit Dwelling District (R2), Section 17 for Old Town Jasper (R2H), Section 18 for Multi-Unit Small Lot Dwelling District (R3a), Section 20 for Compact Lot (R4), Section 21 for Cabin Creek West One-Unit Dwelling District (CCWa), and Section 22 for Cabin Creek West Two-Unit Dwelling District (CCWb).	This amendment better implements the intentions of changes made to Section 7.16 Zero Lot Line Developments of the Land Use Policy to allow adjacent leaseholders to partner together to develop attached and semi-attached housing forms. Section 7.16 Zero Lot Line Developments a. In all residential districts, the side setbacks listed may be reduced to 0.0 m where the lessee of the lot proposed for development and the lessee of the adjacent lot(s) submit a joint development permit application for the development of all involved lots. The addition of the row-house use removes the planning barrier to having buildings with more than 2 dwellings attached side by side. The addition of the minimum dwelling unit width links the number of units to a lot's width. This will serve as a functional limit on the number of units on a lot to roughly the same as allowed in semi-detached forms. This is intended as a moderate approach to provide additional flexibility in terms of building form without providing significant new density without public engagement.
Arch Motif 3.3.1.5	Signage Materials in the commercial core and at hotels	In general, the following types of signage are encouraged (refer also to the National Parks of Canada Land Use Planning Regulations): - Sandblasted or carver wood signs, either painted or stained	~~In general,~~ The following types of signage are allowed ~~encouraged (refer also to the National Parks of Canada Land Use Planning Regulations):~~ ~~- Sandblasted or carved~~ Wood signs, when located more than 1.5 metres from a	This is a minor clean up to reflect that the National Parks Act Planning Regulations no longer regulate signage in the same way.

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		- Individual cut-out letters on solid opaque backing such as painted or stained wood - Painted letters on solid backing - Wrought or hand crafted iron supports - Heavy timber or log supports The following types of signage are discouraged: -Vinyl letters on clear or translucent Plexiglas or coroplast backing -Clear anodized aluminum backing or cabinet construction -Back-lit (internally lit) signage of any kind (not permitted) -Back-lit fabric canopies (not permitted).	building wall or structure, or when mounted on a non-combustible surface or heavy timber. ~~either painted or stained~~ - Metal, acrylic or vinyl signage made of individual cut-out letters on solid opaque backing ~~such as painted or stained wood~~ - Painted letters on solid backing - Wrought or hand crafted iron supports - Heavy timber or log supports The following types of signage are discouraged: ~~-Vinyl letters on clear or translucent Plexiglas or coroplast backing~~ ~~-Clear anodized aluminum backing or cabinet construction~~ -Back-lit (internally lit) signage of any kind (not permitted) -Back-lit fabric canopies (not permitted).	It also more explicitly integrates FireSmart practices that have been implemented for wooden structures in the townsite and allows for other signage materials – historically wood signs have been required, in recognition that wood signs are flammable this change additionally permits metal, vinyl, or acrylic signage. Section 3.3.1.5 of the Architectural Motif applies to main street developments within the downtown but and also applies by reference to commercial accommodations later in the motif.
Arch Motif 3.2.2.4	Detailing in Residential Areas	Window frames and mullions must be constructed of non-combustible materials including metal clad wood, metal clad fibreglass, aluminum, steel. It is encouraged that replicate the proportions and profiles of older style wood windows.	Window frames and mullions must be constructed of noncombustible ~~or fire-resistant materials~~ including metal clad wood, metal clad fibreglass, aluminum, steel, uPVC or similar frames. It is encouraged that window frames replicate the proportions and profiles of older style wood windows. Wood window frames and mullions are not permitted.	This change is proposed to provide additional flexibility for development in Jasper in response to concerns raised by residents and industry about the challenges related to the cost and relative energy efficiency of non-combustible window frames. FireSmart experts were asked about the removal of mandatory non-combustible materials in window frames and were generally supportive of this change given the other FireSmart protections in place in the Architectural Motif.
Arch 3.3.2.4	Windows in Downtown Commercial	New developments are encouraged to incorporate some detailing derived from the best of historical motifs, taking into consideration best practices around FireSmart Design: • Simply crafted wooden roof brackets • Special entry doors with carved wood decoration • Wood handrails, substantial in proportion • Wood windows, often with smaller panes above larger panes • Benches, handrails and columns crafted from peeled logs • Chimney top details (corbelling and caps) • Decorative (carved) barge board ends on gables	New developments are encouraged to incorporate some detailing derived from the best of historical motifs, taking into consideration best practices around FireSmart Design: • Simply crafted wooden roof brackets • Special entry doors with carved wood decoration • Wood handrails, substantial in proportion • ~~Wood windows,~~ Multi-pane windows often with smaller panes above larger panes • Benches, handrails and columns crafted from peeled logs • Chimney top details (corbelling and caps) • Decorative (carved) barge board ends on gables	This minor change is to remove text that encouraged the use of wooden windows while retaining the traditional window form.
Arch Motif 3.4.2.1	Windows in Commercial Accommodations	Window frames and mullions must be constructed of non-combustible materials including metal clad wood, metal clad fibreglass, aluminum, steel and should have a painted coating not clear anodized aluminum.	Window frames and mullions must be constructed of noncombustible ~~or fire-resistant materials~~ including metal clad wood, metal clad fibreglass, aluminum, steel, uPVC or similar frames. It is encouraged that replicate the proportions and profiles of older style wood windows. Wood window frames and mullions are not permitted.	This change is proposed to provide additional flexibility for development in Jasper in response to concerns raised by residents and industry about the challenges related to the cost and relative energy efficiency of non-combustible window frames. FireSmart experts were asked about the removal of mandatory non-combustible materials in window frames and were generally supportive of this change given the other FireSmart protections in place in the Architectural Motif.
Arch Motif 3.2.1.2	Landscaping - Fences	Use natural materials such as wood pickets, logs and stone as main elements. Extensive use of industrial materials such as chain link or metal is not suitable. If a wood fence is installed, ensure there is at least a 1.5-metre non-combustible break between the wood portion of the fence and the main structure. For example, installing a metal gate can break up the combustible fence and protect the main structure.	Use ~~natural~~ materials such as wood pickets, logs, metal, and stone as main elements. Extensive use of industrial materials such as chain link ~~or metal~~ is not suitable. If a wood fence is installed, ensure there is at least a 1.5-metre non-combustible break between the wood portion of the fence and the main structure. For example, installing a metal gate can break up the combustible fence and protect the main structure.	This change is proposed to support metal fencing in town. Metal fencing was previously prohibited, but it is proposed to permit it to provide a fire-resilient option to residents.
Arch. Motif 3.2.23	Building Materials – Residential	Exterior wall surfaces must be constructed to be non-combustible and may include materials like stone, stucco, brick, or fibre cement siding. When fibre cement siding is used, it should approximate traditional wood siding in both profile and texture. Wood, vinyl and aluminum siding are unacceptable. Heavy timber is acceptable.	Exterior wall surfaces must be constructed to be non-combustible and may include materials like stone, stucco, brick, or fibre cement siding. When fibre cement siding is used, it should approximate traditional wood siding in both profile and texture. Wood, vinyl and aluminum siding are unacceptable. Heavy timber (as defined under building code) is acceptable.	This change is proposed to clarify to development officers and applicants what type of timber may be considered ‘heavy timber.’

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Arch Motif 3.3.2.3	Building Materials – Town Centre	Acceptable materials for wall finishes in the Town Centre are: Stone (see General Guidelines) Stucco (see General Guidelines) Brick Heavy timber	Acceptable materials for wall finishes in the Town Centre are: Stone (see General Guidelines) Stucco (see General Guidelines) Brick Heavy timber (as defined under building code)	This change is proposed to clarify to development officers and applicants what type of timber may be considered ‘heavy timber.’