

Q2 Updates:

Proposed Amendments to the Town of Jasper Land Use Policy				
Section	Description	Existing	Proposed	Rationale
2.01 (Enforcement)	Reference update to align with national regulations	<i>Enforcement provisions of the Canada National Parks Act, Section 18, shall be used to deal with infractions to these Policies.</i>	<i>Enforcement provisions of the ~~Canada National Parks Act, Section 18~~; National Parks of Canada Land Use Planning Regulations and the Environmental Violations Administrative Monetary Penalties Act shall be used to deal with infractions to these Policies.</i>	<i>Parks Canada adopted new legislation in the Fall of 2024 which created a standardized framework for land use planning permitting processes at a national level. This also included new provisions related to enforcement and penalties. The Canada National Parks Act is no longer being used to guide enforcement of land use planning matters. The proposed change is a housekeeping amendment to reflect this shift.</i>
3.02 (Definitions)	Update to Setback definition	<i>“setback” means the required minimum horizontal distance that a development or a specified portion of it, must be set back from the property line; (marge de recul)</i>	<i>“setback” means the required minimum horizontal distance that a development or a specified portion of it, must be set back from the property line. Setbacks are measured from the property line to the nearest point of a building or structure, using a perpendicular line to the property line; (marge de recul)</i>	Provides clarity on how setbacks are measured.
3.02 (Definitions)	Update to Landscaping definition	<i>“landscaping” means the modification and enhancement of a site through the use of any or all of the following elements: a. soft landscaping consisting of vegetation such as trees, shrubs, hedges, grass and ground cover; mulch; or, stone or rocks interspersed with plantings; and/or</i>	<i>Update definition of hard landscaping as follows: “landscaping” means the modification and enhancement of a site through the use of any or all of the following elements: a. soft landscaping consisting of vegetation such as trees, shrubs, hedges, grass and ground cover; mulch; or, stone, gravel or rocks</i>	Simplifies the definition of landscaping to more clearly articulate how hard landscaped areas are calculated during development review. This amendment ensures parking areas are counted as part of the hard landscaped area within the front yard of developments during development review.

		<i>b. hard landscaping consisting of non-vegetative materials such as brick, flagstones or pavers, concrete, tile, and gravel, excluding monolithic concrete and asphalt used for parking;</i>	<i>interspersed with plantings; and/or b. hard landscaping consisting of non-vegetative materials such as brick, flagstones or pavers, concrete tile and, gravel, ~~;~~ excluding, and monolithic concrete and asphalt used for parking;</i>	
3.02 (Definitions)	Update to Commercial District definition	<i>“commercial district” means all of the C1, C2, C3, C4, C5 and Block S Districts;</i>	Remove reference to the C5 District in the definition of commercial district: “commercial district” means all of the C1, C2, C3, C4, ~~C5~~ HS and Block S Districts;	The C5 District no longer exists. The HS - Hostel District, also a commercial zone, was not reflected in the definition. The proposed change is a minor housekeeping amendment to better reflect the total extent of the commercial districts in Jasper.
3.02 (Definitions)	Update to Manufactured Home definition	<i>“manufactured home” means a structure, transportable in one or more sections, 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>	<i>“manufactured home” means a structure, transportable ~~in one or more sections~~, 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; a manufactured home is not modular construction.</i>	The updated “manufactured home” definition ensures that buildings developed with modular construction methods are not interpreted as manufactured homes.
3.02 (Definitions)	New definition: Modular Construction	NA	<i>“Modular construction” refers to a building method in which the majority of the components are fabricated in a factory setting and then transported to the construction site, where they are assembled and secured to a permanent foundation.</i>	Adding the definition of “modular construction” clarifies the distinction between modular buildings and manufactured homes. This ensures that policies are appropriately applied to each construction method.
3.02 (Definitions)	Update to Recreational Vehicle definition	<i>“recreational vehicle” means a portable structure designed and built to be carried on a vehicle or a unit designed and built to be transported on its own wheels to provide temporary living accommodation for travel and recreational purposes and includes such</i>	<i>“recreational vehicle” means a portable structure designed and built to be carried on a vehicle or a unit designed and built to be transported on its own wheels to provide temporary living accommodation for travel and recreational purposes and</i>	The definition is simplified to remove references to definitions that do not exist.

		<i>vehicles as a motor home, a camper, a travel trailer, a tent trailer, and a boat but does not include a prefabricated, modular or manufactured home; (véhicule de loisir)</i>	<i>includes such vehicles as a motor home, a camper, a travel trailer, a tent trailer, and a boat but does not include a ~~prefabricated, modular or~~ manufactured home; (véhicule de loisir)</i>	
7.01 (General Requirements)	Clarifying modular construction as a permitted construction method	NA	Add the following to section 7.01: <i>e. A building can be constructed using modular construction methods, but a manufactured home is not considered modular construction.</i>	Adding the policy clarifies that buildings, except for manufactured homes, can be constructed using modular construction methods. This further distinguishes modular construction as a construction method, and not use class, like manufactured homes.
7.01 (General Requirements)	Fire-resistant building attachments	<i>7.01 d. All structures excluding an accessory building less than 9m2 must have a 1.5 m wide, horizontal, non-combustible surface perimeter along the outer walls of the structure. For greater clarity, attachments such as decks, steps or porches within 1.5 m of a structure must be surfaced with non-combustible material.</i>	Add the following: <i>7.01 d. All structures excluding an accessory building less than 9m2 must have a 1.5 m wide, horizontal, non-combustible surface perimeter along the outer walls of the structure. ~~For greater clarity;~~ As an exception, attachments such as decks, steps or porches within 1.5 m of a structure must be surfaced with ~~non-combustible~~ fire-resistant materials that meet Class A standards (CAN/ULC S102, ASTM E84 or equivalent)</i>	Sourcing non-combustible decking material is difficult and costly. Fire-resistant materials like composite decking are more readily available and can still provide a degree of fire resilience when meeting a minimum standard.
31.02 (Requirements for Secondary Suites)	Update to requirements for Secondary Suites	NA	Add Section 31.02 d. as follows: <i>31.02 d. A secondary suite must not be located in a dwelling unit where another dwelling unit is located wholly or partially above or below the dwelling unit containing the secondary suite.</i>	The Building Code does not define secondary suites in the same way that the LUP does. In general, secondary suites cannot be located within a dwelling unit that has another primary dwelling unit above or below. This has resulted in recent situations where secondary suites within an up-down two-unit dwelling approved under the LUP at the development permit stage are interpreted as a primary dwelling

				under the building code. This change is intended to better align the definition of secondary suites with requirements under the building code and avoid situations where secondary suites approved under Development Permit are not able to proceed as such under at the Building Permit stage.
20.05 d. (R4 District)	Clarifying setback requirements in the R4 District	<i>20.05 d. One-unit dwellings and two-unit dwellings shall have the following setbacks;</i>	<i>20.05 District Requirements</i> <i>d. ~~One-unit dwellings and two-unit dwellings~~-Buildings, excluding manufactured homes, shall have the following setbacks;</i>	Simplified wording clarifies consistent setbacks for one-unit dwellings, two-unit dwelling, row houses, and special needs housing.
15.05 f. (R1 District) 16.05 g. (R2 District)	Landscaping language consistency in the R1 and R2 districts	<i>15.05 f. In addition to the landscaping requirements of Section 7.13 the following are required</i> <i>i. in the case of sites with back lane access:</i> <i>1. no more than 30% of the required front setback shall be hard landscaped; and</i> <i>16.05 g. In addition to the landscaping requirements of Section 7.13 the following shall be required in the case of sites with back lane access:</i> <i>no more than 30% of the required front setback shall be hard landscaped, and; a minimum of 25% shall be soft landscaped; and</i>	Replace front setback with front yard in the R1 and R2 districts. <i>15.05 f. In addition to the landscaping requirements of Section 7.13 the following are required</i> <i>i. in the case of sites with back lane access:</i> <i>1) no more than 30% of the required ~~front setback~~ front yard shall be hard landscaped; and</i> <i>16.05 g. In addition to the landscaping requirements of Section 7.13 the following shall be required</i> <i>i. in the case of sites with back lane access:</i> <i>1.no more than 30% of the required ~~front setback~~ front yard shall be hard landscaped, and;</i> <i>2.a minimum of 25% shall be soft landscaped; and</i>	Currently, Districts R2H, R3a, R3b and R4 regulate hard landscaping in the front yard , whereas the R1 and R2 Districts regulate hard landscaping in the front setback ; these two terms have distinct meanings. Language in the Land Use Policy should remain consistent throughout to avoid confusion and improve interpretation. The definition of Front Yard more closely aligns with the intent of the landscaping policy which is to limit the percentage of the front yard area to be hardscaped, not just the area within the front setback.
21.05 g.i. (CCWa District)	Enabling front-back configuration for two-	<i>21.05 g.i./22.05 g.i. the primary entrance shall face the street, and be</i>	<i>21.05(g.)i./22.05 (g.) (i.) ~~the at least one~~ primary entrance shall face the</i>	The existing policy restricts primary entrances to face the street. This

22.05 g.i. (CCWb District)	unit dwellings in Cabin Creek	<i>located within 3.0 m of the foremost portion of the front facade, excluding a porch.</i>	<i>street, and be located within 3.0 m of the foremost portion of the front facade, excluding a porch.</i>	prevents alternative configurations, such as front-back two-unit dwellings which front the street as a single detached building. This change is not needed in 23.05 (CCWc District) as this rule is not present.
23.05 f. (CCWc District)	Relaxation of side setbacks in the CCWc district	23.05 f. With regard to building setbacks: i. for Block 38, Lots 2 through 7 inclusive, and Block 40, Lots 62 through 85 inclusive: 1. the front setback is 3.5 m; 2. the side setback is 3.5 m; and 3. the rear setback is 7.5 m. ii. for Block 39, Lots 14 through 21 inclusive and Lot 48: 1. the front setback is 3.5 m; 2. the side setback is 3.5 m; and 3. the rear setback is 10.5 m.	Add a reduced side setback for side property lines not facing a street: 23.05 f. With regard to building setbacks: i. for Block 38, Lots 2 through 7 inclusive, and Block 40, Lots 62 through 85 inclusive: 1. the front setback is 3.5 m; 2. the side setback not facing a street is 1.2 m; 3. The side setback facing a street is 3.5 m; and 4. the rear setback is 7.5 m. ii. for Block 39, Lots 14 through 21 inclusive and Lot 48: 1. the front setback is 3.5 m; 2. the side setback not facing a street is 1.2 m; 3. the side setback facing a street is 3.5 m; and 4. the rear setback is 10.5 m.	One-unit and two-unit dwellings were added as permitted uses in the CCWc district in December of 2024. Due to the narrow width of lots in this area (between 6 and 8 metres), the existing side setback (3.5 m) would be difficult to meet for internal lots without a variance, where one-unit dwellings are proposed. The proposed change will reduce the need for a variance for one-unit dwelling applications. 1.2 metres was selected as setbacks closer than this have greater restrictions on glazing (no glazing is allowed) and stricter building requirements. Closer setbacks may still be possible through a variance request.
5.14 a, b (Extension of and Changes to Building Permits)	Update to duration of Building Permits and replacing “extension” with “renewal”, to align with national legislation and guidelines	5.14 Extension of and Changes to Building Permits a. A building permit shall expire: i. if the work authorized by the permit has not commenced within 12 months of the date of issue of the permit; ii. if the work authorized by the permit is commenced but is later suspended or abandoned for a continuous period of more than 12 months; or	5.14 Extension Renewal of and Changes to Building Permits a. A building permit shall expire: i. if the work authorized by the permit has not commenced within ~~12~~ 24 months of the date of issue of the permit; ii. if the work authorized by the permit is commenced but is later suspended or abandoned for a continuous period of more than 12 months; or	Parks Canada adopted new regulations in the Fall of 2024 which set minimum standards for permits in national parks communities. This included setting the expiration of a building permit to 24 months. Also, the new regulations shifted to the term “renewal” instead of “extension”. The proposed change aligns the LUP with Parks Canada legislation and guidelines.

		iii. when an occupancy permit has been issued under Section 5.16. b. An application for the extension of a building permit must be: i. made on a form prescribed by the superintendent signed by the applicant; ii. accompanied by the applicable fee fixed for an extension of a building permit by the Minister under Section 24 of the Parks Canada Agency Act; and iii. applied for 30 days prior to the expiration of the valid permit. c. Upon application the superintendent may extend a permit for additional periods of 6 months unless the permit has been revoked or has expired.	iii. when an occupancy permit has been issued under Section 5.16. b. An application for the renewal extension of a building permit must be: i. made on a form prescribed by the superintendent signed by the applicant; ii. accompanied by the applicable fee fixed for an extension renewal of a building permit by the Minister under Section 24 of the Parks Canada Agency Act; and iii. applied for 30 days prior to the expiration of the valid permit. c. Upon application the superintendent may extend renew a permit for additional periods of 6 months unless the permit has been revoked or has expired.	
7.14 (Storage in Yards)	Storage of trailers in front or side yard driveways	a. Subject to subsections (i) and (ii), no person shall store or display any goods or materials in any yard. i. Storage of garden equipment, garden furniture, trailers or, boats less than 6m in length, firewood and other goods or materials normally associated with the enjoyment of residential property shall be permitted in rear yards in the R1, R2, R2H, R3a, R4, CCWa and CCWb Districts; and ii. with the approval of the superintendent, the storage of	Enable the storage of goods or materials in front or side yard driveways by adding: a. Subject to subsections (i) and (ii), no person shall store or display any goods or materials in any yard. i. Storage of garden equipment, garden furniture, trailers or, boats less than 6m in length, firewood and other goods or materials normally associated with the enjoyment of residential property shall be permitted in rear yards and in front or side yard driveways in the R1, R2, R2H,	The prohibition as currently written prohibits anyone from storing trailers (construction trailers, RVs, etc) in a driveway located at the front or at the side of the lot. This prohibition has not been strongly enforced and many RVs are currently parked in residents' driveways. The prohibition was presumably put in place initially for aesthetic reasons. Given that this has not been strongly enforced and in light of the Municipal decision to no longer store RVs at Municipal Storage lots in town, it is

		<i>building materials during periods of construction</i>	<i>R3a, R4, CCWa, CCWb, and CCWc Districts; and</i> <i>ii. with the approval of the superintendent, the storage of building materials during periods of construction</i>	recommended this prohibition be lifted.
5.07 (Criteria for Deciding Applications)	Update to variance criteria to align with national guidelines	<i>5.07 c. Subject to Subsection 5.07 (a), the superintendent may issue permit containing a variance only if, in their opinion:</i> <i>I. the proposed development is for a use authorized for that building or land in the community land use plan and these land use Policies;</i> <i>II. the proposed development would not unduly interfere with the amenities of the area or the use, enjoyment, safety, aesthetics, or value of neighbouring properties; and</i> <i>III. either</i> <i>1. an unusual site configuration, soil conditions, or other factors, which are peculiar to the site and not common in the district and not the result of actions of the applicant, may result in unnecessary hardship or practical difficulties for the proposed development; or</i> <i>2. approval of the variance would likely improve the quality of design of the development relative to the park or park architectural motif design guidelines, or contribute to the conservation of a built</i>	Replace existing 5.07 c. with the following: Subject to Subsection 5.07(a), the superintendent may grant a variance only if the request: 1. Is in the interest of Jasper National Park and the Municipality of Jasper; 2. Is not contrary to the requirements of the land use agreement(s) for the subject lands; 3. Is not a variance to a land use or technical standard of a safety code; 4. Is for the prescribed use and permitted intensity of use for the lands; 5. Is consistent with the intent of Parks Canada plans and policies; 6. Does not substantially hinder the ability of lessees, licensees, or owners of adjacent properties to use, develop, or enjoy their lands; and 7. Does not have a negative impact on the operations, amenities, or use of Jasper National Park or the Municipality of Jasper.	The proposed variance criteria align with the <i>Guidelines on the Administration of the National Parks of Canada Land Use Planning Regulations</i> , adopted in November of 2024. They also enable greater flexibility and discretion to consider variances that are in the interest of the community.

		<i>heritage resource located in the park.</i>		
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Proposed Amendments to the Architectural Motif and Guidelines for the Town of Jasper				
Section	Description	Existing	Proposed	Rationale
3.1.3 (Views)	Remove requirement for underground utilities	<i>3.1.3 Views Utilities must be placed underground for all new developments. Transformer vaults, garbage containers (Haul-All) and outdoor storage areas must be screened from view. This screening may be fencing, dense coniferous planting or berms.</i>	<i>3.1.3 Views ~~Utilities must be placed underground for all new developments.~~ Transformer vaults, garbage containers (Haul-All) and outdoor storage areas must be screened from view. This screening may be fencing, dense coniferous planting or berms.</i>	The placement of underground utilities (e.g. powerlines) may not be practical or feasible, particularly within lands under the control of the Municipality of Jasper (e.g. roads, street and alleyways). In these areas, conflict with existing buried utilities and municipal services may occur. The proposed change removes this requirement and enables the Municipality discretion on whether to support burial of services within lands under their control.
3.2.2.2 (Roof Forms)	Exempt manufactured homes from providing specific roof overhangs	<i>3.2.2.2 Roof Forms Roof overhangs should be 600mm (2 ft) or greater. Wide overhangs create deep shadows and protection over entries.</i>	<i>3.2.2.2 Roof Forms Roof overhangs should be 600mm (2 ft) or greater. Wide overhangs create deep shadows and protection over entries. Manufactured homes are not required to meet these roof overhang requirements.</i>	Removes a barrier for new manufactured homes.
3.3.2.2 (Roof Forms)	Clarifying rooftop screening materials for town centre developments	<i>3.3.2.2. Roof Forms Roof top mechanical equipment and exhaust vents must be screened, even if not readily seen from street level.</i>	<i>3.3.2.2. Roof Forms Roof top mechanical equipment and exhaust vents must be screened, using non-combustible materials, even if not readily seen from street level.</i>	Adds clarity to ensure all elements of the roof are designed with fire-resilience in mind, including screening. This aligns with the previous intent for town centre developments.
3.2.2.4 (Detailing - Residential)	Clarifying material requirements for window trim	<i>Window frames, and mullions must be constructed of non-combustible materials or fire-resistant materials including metal clad wood, metal</i>	<i>Window frames, trim, and mullions must be constructed of non-combustible materials or fire-resistant materials including metal clad wood,</i>	The existing Land Use Policy does not include explicit requirements for window trim material requirements. The proposed change clarifies that

		<i>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.</i>	<i>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.</i>	window trim, if used, must be non-combustible.
3.2.2.4 (Detailing - Residential)	Clarifying material requirements for trim boards and fascia	<i>Defines and express the meeting of elements – such as wall-to-ground or roof-to-wall – with trim boards, fascias, and variations in materials.</i>	<i>Defines and express the meeting of elements – such as wall-to-ground or roof-to-wall – with trim boards, fascias, and variations in materials. Trim boards and fascias must be made of non-combustible material. Trim made of Heavy Timber (minimum dimension of 150mm) is acceptable.</i>	This change helps clarify material requirements for trim boards and fascia and aligns with 3.2.2.3, which requires non-combustible exterior wall surfaces.
3.2.2.4 (Detailing - Residential)	Prohibiting use of wood trim when breaking up large surfaces of stucco	<i>3.2.2.4 Detailing Large surfaces of stucco should be broken up with patterns of wood trim to avoid a flat monolithic appearance. The amount and size of trim should be in proportion to the scale of the building.</i>	<i>3.2.2.4 Detailing Large surfaces of stucco should be broken up with patterns of non-combustible trim ~~of wood trim~~ to avoid a flat monolithic appearance. The amount and size of trim should be in proportion to the scale of the building.</i>	Continuous non-combustible exterior siding is an important aspect of building fire resilience. This change better aligns with this goal.
3.3.2.4 (Detailing – Town Centre)	Clarifying fire-resilient material requirements for architectural detailing and entry doors	<i>3.3.2.4 Detailing New developments are encouraged to incorporate some detailing derived from the best of historical motifs, taking into consideration best practices around FireSmart Design:</i> <i>Simply crafted wooden roof brackets</i> <i>Special entry doors with carved wood decoration</i> <i>Wood handrails, substantial in proportion</i> <i>Multi-pane windows often with smaller panes above larger panes</i>	<i>3.3.2.4 Detailing New developments are encouraged to incorporate some detailing derived from the best of historical motifs, taking into consideration best practices around FireSmart Design:</i> <i>Simply crafted wooden roof brackets (minimum dimension of 150mm)</i> <i>Special entry doors with carved wood decoration. Exterior doors should be finished with non-combustible material. The core material of the door must have a fire protection</i>	The existing guidelines encourage the use of wood for decorative roof brackets, handrails, benches and columns. The proposed change increases wildfire resilience by clarifying where (and what dimension) of wood is appropriate for detailing. This better reflects FireSmart design principles and aligns with the existing requirement in Section 7.01(d) of the LUP. Wood doors are combustible and increase a structure's vulnerability to wildfire. The proposed change removes reference to wood, and

		- Benches, handrails and columns crafted from peeled logs - Chimney top details (corbelling and caps) - Decorative (carved) barge board ends on gables	rating of not less than 20 minutes. - Wood handrails, substantial in proportion. Wooden handrails within the 1.5 metre area of a structure must have a minimum dimension of 150mm. - Multi-pane windows often with smaller panes above larger panes - Benches, handrails and columns crafted from peeled logs. Where within 1.5 metres of a structure, these must have a minimum dimension of 150mm. - Chimney top details (corbelling and caps) - Decorative (carved) barge board ends on gables	clarifies that doors should have minimum, fire-resilient materials.
3.2.2.3 (Colour and Materials - Residential)	Clarifying fire-resilient material requirements for residential entry and garage doors	NA	Add text to Section 3.2.2.3 Colour and Materials as a new guideline under the existing 2nd Objective: Exterior doors should be finished with non-combustible material. The core material of the door must have a fire protection rating of not less than 20 mins. Garages attached to or closer than 10 metres of a dwelling must have doors finished with non-combustible materials such as metal.	Currently, the Architectural Motifs do not specify material requirements for residential entry and garage doors. The proposed change provides clarity on expectations for door materials, setting a minimum standard for fire resilience in line with FireSmart guidance.
3.2.2.3 (Colours and Materials – Residential)	Clarifying fire-resilient material requirements for exterior siding	3.2.2.3 Colours and Materials <i>Metal siding, painted in neutral colours, may be included for</i>	3.2.2.3 Colours and Materials <i>Metal siding, painted in neutral colours, may be included for portions</i>	Reference to the Class A (CAN/ULC S107) standard is incorrect. This standard applies to roof coverings, not exterior wall cladding.

		portions of the exterior cladding when installed to a Class A (CAN/ULC S107) standard and designed to be subordinate to other more natural or traditional materials. Any other materials not listed above may be acceptable if they meet Natural Resources Canada standards for non-combustibility.	of the exterior cladding. ~~when installed to a Class A (CAN/ULC S107)~~ standard and designed to be subordinate to other ~~more natural or traditional~~ materials. Any other materials not listed above may be acceptable if they meet ~~Natural Resources Canada~~ standards for non-combustibility.	Natural Resources Canada does not have standards for non-combustibility. Standards are developed by standards development organizations and accredited by approving organizations like National Standards of Canada.
3.2.2.3 (Colours and Materials - Residential)	Clarifying fire-resilient material requirements for roofing	3.2.2.3 Colours and Materials Roof colors should be neutral. Acceptable materials for roofs are: - Asphalt shingles if designed and built to a Class A standard (CAN/ULC S107). - Prefinished metal, in subdued colors. (Shiny unpainted aluminum or unpainted galvanized metal is inappropriate.) Dark patinas, such as weathered copper, are acceptable. - Cementitious or slate-like tiles, in a flat profile (not "Spanish" or "Mediterranean".) Unacceptable materials for roofs are: - Wood shingles or shakes, subject to heritage protection legislation and policies.	3.2.2.3 Colours and Materials Roof colors should be neutral. Acceptable materials for roofs are: - Asphalt shingles if designed and built to a Class A standard (CAN/ULC S107). - Prefinished metal, in subdued colors. (Shiny unpainted aluminum or unpainted galvanized metal is inappropriate.) Dark patinas, such as weathered copper, are acceptable. - Cementitious or slate-like tiles, in a flat profile (not "Spanish" or "Mediterranean".) Unacceptable materials for roofs are: - Wood shingles or shakes, subject to heritage protection legislation and policies. Any other materials not listed above may be acceptable if they meet ~~Natural Resources Canada~~ standards for non-combustibility.	Natural Resources Canada does not have standards for non-combustibility. Standards are developed by standards development organizations and accredited by approving organizations like National Standards of Canada.

		<i>Any other materials not listed above may be acceptable if they meet Natural Resources Canada standards for non-combustibility.</i>		
3.3.2.3 (Colours and Materials – Town Centre)	Clarifying fire-resilient material requirements for roofing in the town centre	3.3.2.3 Colour and Materials <i>Acceptable materials for roofs are:</i> - Asphalt shingles – red, green, dark brown or dark grey - Metal – dark colors. Shiny unpainted metal is inappropriate. Dark patinas such as weathered copper are acceptable. - Cementitious tiles - Slate or slate-like materials in black, grey or greenish hues - Grey or brown or black ballast or exposed membrane, for flat roofs. <i>Unacceptable materials are:</i> - Uncoated (clear) aluminum or galvanized metal - Large areas of glass - Spanish tiles, or imitations thereof - Wood shingles or shakes. <i>Any other materials not listed above may be acceptable if they meet Natural Resources Canada standards for non-combustibility.</i>	3.3.2.3 Colour and Materials <i>Acceptable materials for roofs are:</i> - Asphalt shingles if designed and built to a Class A standard (CAN/ULC S107) – red, green, dark brown or dark grey - Metal – dark colors. Shiny unpainted metal is inappropriate. Dark patinas such as weathered copper are acceptable. - Cementitious tiles - Slate or slate-like materials in black, grey or greenish hues - Grey or brown or black ballast or exposed membrane, for flat roofs. <i>Unacceptable materials are:</i> - Uncoated (clear) aluminum or galvanized metal - Large areas of glass - Spanish tiles, or imitations thereof - Wood shingles or shakes. <i>Any other materials not listed above may be acceptable if they meet Natural Resources Canada standards for non-combustibility.</i> Metal flashing (in subdued colours) must be used to reduce the build-up of debris or embers being trapped.	Asphalt shingles for residential developments must demonstrate adherence to the Class A standard (3.2.2.3). This change sets the same standard for asphalt roofs in the town centre (commercial and mixed-use buildings included), creating consistency and clarity. Natural Resources Canada does not have standards for non-combustibility. Standards are developed by standards development organizations and accredited by approving organizations like National Standards of Canada. Clarifying that metal flashing must be used for roofs in the town centre aligns with the existing requirement for the same for residential buildings. This change creates consistency and clarity.