Frequently Asked Questions About Proposed Changes to the Town of Jasper Land Use Policy (June 2025)

The questions below were raised in community engagement from April to June 2025, including the public hearing on June 17, 2025.

Land Use Policy Changes 2
What is the purpose of changing the Land Use Policy? .2
When will changes to the Land Use Policy take effect? 2
What are the changes being considered? 2

Community Engagement Process..... 2
How were the public engagement sessions advertised for this project?.....2
How many people were consulted to create the 15 recommendations?.....2
How many people should be consulted in a town the size of Jasper?.....2
How could displaced residents participate?.....2
How was the business sector included in the community engagement? 2
How can I still have a say? 3

Community Change..... 3
When will new homes be available for residents?.....3
Will the look and feel of Jasper change? 3
Where will new buildings be built? 3
Will building more homes cause a population boom? ..3
Why are 6-storey apartment buildings recommended? 3
Are there any plans to build 6-storey apartment buildings? 3

Town Infrastructure 3
Will more homes mean we need to upgrade the town's utilities? 3
How will upgrades to town utilities be paid for? 3

Town Expansion 3
Can the town boundary and utilities be expanded? 3

Private Home Accommodations (PHAs) 4
Why are PHAs not included in the recommendations? .4
Can a resident build a new dwelling unit and turn it into a PHA?.....4
Do PHA owners pay commercial tax? 4
How many PHAs are in Jasper? 4
Can residents use the Accessory Dwelling Unit (ADU) grant to create a PHA? 4
How can I learn more about the ADU grant?.....4

Parking.....4
What is the proposed change to residential parking? ...4
What does it mean to "decouple" parking requirements from residential units? 4
What if all the on-street parking is used on my street? .4
What about underground parking or carports?.....4
What is a community parking strategy? 4
Are other Alberta communities creating residential parking strategies?.....5
Where can I park my RV, boat, or trailer? 5

Housing Affordability 5
How can we address housing affordability in Jasper?...5
What about imposing rent controls? 5



Land Use Policy Changes

What is the purpose of changing the Land Use Policy?

Jasper has had a vacancy rate of 0% or nearly 0% for 20 years. The recommended changes will help more homes be built in Jasper. More homes will give residents more affordable, suitable, and appropriate housing choices.

When will changes to the Land Use Policy take effect?

Council paused the June 17, 2025, Public Hearing until July 8th at 1:30 pm. After the Public Hearing is closed, Council will consider the 15 recommendations and make decisions on July 8 or at a later Council meeting. Their recommendations will then be sent to the Superintendent of Jasper National Park for consideration and implementation.

What are the changes being considered?

Please go to the Municipal website page for more information about the fifteen recommended changes: **Town Values & Residential Density and Parking Policies**

Community Engagement Process

How were the public engagement sessions advertised for this project?

The public workshops, open houses and surveys were advertised at least ten days in advance:

- On the Engage Jasper project webpage
- Through direct emails to Jasper residents who signed up
- Through social media posts on the Municipality's Facebook and Instagram accounts
- In ads in the digital version of the Jasper Local
- Through posters placed around town in public spaces

How many people were consulted to create the 15 recommendations?

In all, 334 Jasperites took part in the workshops, open houses and online surveys:

- April: 80 people (public and Municipal staff workshops)
- May: 87 people (public and Municipal staff workshops, and online survey)
- June: 167 (open houses and online survey)

In addition, 154 people spoke to Municipal town planning staff at the June 8th Community Summer Celebration.

How many people should be consulted in a town the size of Jasper?

The workshops were well attended for a town the size of Jasper. Participants were asked to give two hours of their time, which gave them an opportunity to fully explore and discuss the topics, review the recommendations and provide comments on them.

The survey was not intended to be statistically relevant; it was designed to provide an opportunity for residents to express their opinions.

How could displaced residents participate?

Residents displaced by the wildfire were able to participate via online workshops and surveys. In the April and May online workshops, we had participants from across the country—from British Columbia to Nova Scotia.

How was the business sector included in the community engagement?

Residents, members of the business community, community organizations, the Municipality and Parks Canada were included in the community engagement. Business sector members participated alongside other stakeholders.

Where can I find the results of the engagement activities?

All of the display boards, materials, and a draft What We Heard Report can be found on the Engage Jasper **Town Values & Residential Density and Parking Policies** project page website.

How can I still have a say?

Council will reopen the Public Hearing on Tuesday, July 8th at 1:30 pm. You will have the opportunity to speak directly to Council at that time, or submit a letter or email to eacorn@jasper-alberta.ca by 4 pm on Monday, July 7th.

Community Change

When will new homes be available for residents?

Each leaseholder will build new homes at their own pace. It is not possible to predict when and where additional homes will be available.

Will the look and feel of Jasper change?

The proposed recommendations will allow residents to increase the number of homes on their properties. Jasper may see more row houses, multi-unit dwellings, garden and garage suites, and slightly taller apartment buildings. Changes to Jasper's built form will unfold over decades as people decide to redevelop at their own pace.

Where will new buildings be built?

The proposed policy changes will enable the development of new homes when leaseholders are interested and able to do so; it is not possible to predict where and when leaseholders will build additional homes.

Will building more homes cause a population boom?

In the short term, a population increase is not expected as more households are able to live independently. Over time, we may see a slight increase in population as more housing is available for people filling employment vacancies.

Why are 6-storey apartment buildings recommended?

Secondary suites, duplexes, and row houses will create a limited number of new homes in Jasper. The option to build up to 6 storeys in select locations on the edge of town will provide opportunities to create more future homes. The recommended areas are now occupied by interim housing and the RCMP detachment, so we do not expect to see 6-storey buildings in Jasper for several years.

Are there any plans to build 6-storey apartment buildings?

There are no applications for 6-storey apartment buildings in Jasper, and the Jasper Municipal Housing Corporation does not have plans to build 6-storey apartment buildings.

Town Infrastructure

Will more homes mean we need to upgrade the town's utilities?

Because new homes are expected to be occupied by existing residents who may have been sharing a home with other households, we do not expect to see a large increase in utility usage. A Utility Master Plan is being finalized to identify population thresholds where utility upgrades are needed.

How will upgrades to town utilities be paid for?

When a new dwelling unit is created, the owner pays an off-site levy fee to the Municipality, which is set aside to pay for future utility capital costs.

Town Expansion

Can the town boundary and utilities be expanded?

Expanding the town boundary requires amending the Canada National Parks Act through an act of Parliament. The cost of providing utility services to new areas is prohibitive.

Private Home Accommodations (PHAs)

Why are PHAs not included in the recommendations?

The recommended changes to the Town of Jasper's Land Use Policy focus on addressing Jasper's immediate critical housing shortfall. A future community discussion will take place about PHAs.

Can a resident build a new dwelling unit and turn it into a PHA?

PHAs are currently allowed by Parks Canada and the Municipality. If a new unit is a *secondary suite* and the owner lives in the home, it could be used for short-term rental as a PHA or for long-term rental. (Garden and garage suites can not be used as PHA.)

Do PHA owners pay commercial tax?

Yes, PHA owners pay the commercial mill rate on the PHA section of their homes, based on the assessed value of their house (not based on income).

How many PHAs are in Jasper?

72 business licenses have been issued for PHAs in Jasper by the Municipality (as of June 18, 2025). Only PHAs that are secondary suites are comparable to accessory dwelling units.

Can residents use the Accessory Dwelling Unit (ADU) grant to create a PHA?

No, the ADU grant can only be used to create new long-term rental units. Grant recipients must agree to maintain the new units as long-term rentals for 10 years.

How can I learn more about the ADU grant?

Please go to the Municipal website page for more information: **Accessory Dwelling Unit Incentive Program**

Parking

What is the proposed change to residential parking?

The current regulations require each home to have parking on the property according to a formula. The proposal provides leaseholders the freedom to choose how much parking they want to have on their property.

What does it mean to "decouple" parking requirements from residential units?

When the number of parking spaces on a property is directly tied to the number of homes on a property, we use more land for parking than housing. Disconnecting parking requirements from the number of residential units allows more land to be used for housing. This strategy is being used in other Canadian and North American communities.

What if all the on-street parking is used on my street?

Streets are public spaces and can be used by anyone. All leaseholders can provide parking for themselves on their property.

What about underground parking or carports?

Underground parking and carports are permitted under the current Land Use Policy. Underground parking is extremely expensive and results in more expensive housing options, which is why most developers choose not to build it.

What is a community parking strategy?

Parking for vehicles is needed in Jasper. The recommendation is that the Municipality of Jasper create a community residential parking strategy that identifies and implements non-traditional parking options as well as encourage reduced use of vehicles.

A community parking strategy can encourage active modes of transportation within town (e.g. walking, cycling, rolling), use of transit within town and to Hinton, and car-share programs.

Are other Alberta communities creating residential parking strategies?

Yes—Banff, Sylvan Lake, Stony Plain, Edmonton and Calgary are all working on residential parking strategies.

Where can I park my RV, boat, or trailer?

Residential leaseholders are permitted to store non-commercial vehicles, including RVs, boats, and trailers on their property. Other options for parking recreational vehicles and accessories could be explored in the parking strategy.

Housing Affordability

How can we address housing affordability in Jasper?

The Municipality is working with other communities to address affordability in general. Jasper is part of the Alberta Living Wage Network, which works on the annual living wage calculations for participating communities and provides certification for employers. The living wage in Jasper is $31/hour.

What about imposing rent controls?

Rent control falls under provincial government jurisdiction. The Municipality has advocated, along with other Alberta communities, for rent control. The provincial government has not adopted a rent control policy.