

# TEMPORARY USES IN THE TOWN OF JASPER – INTERIM POLICY (Amended)

## Article 1.0 Effective date

Section 1.1 This Interim Policy takes effect on April 16, 2025.  
Section 1.2 Amendment 1: May 8, 2026.

## Article 2.0 Purpose

Section 2.1 The purpose of this policy is to guide temporary land use activities associated with recovery efforts within the Town of Jasper following the 2024 Jasper Wildfire. This policy aims to:

- (a) Permit temporary uses not typically in alignment with the Jasper Land Use Policy on an interim basis;
- (b) Streamline permitting processes and reduce administrative burden for common temporary use requests;
- (c) Reduce land use conflict and exposure to environmental hazards related to contamination.

## Article 3.0 Scope

Section 3.1 This interim policy applies to lands within the boundary of the Town of Jasper.

## Article 4.0 Context

Section 4.1 **Community need** - Land use and development permissions on private leaseholds within the Town of Jasper are regulated by the Town of Jasper Land Use Policy and Architectural Motif Guidelines. On lands leased by the Municipality of Jasper (e.g. roads, sidewalks, public parking lots and parks), use permissions are governed by lease agreements between the municipality and Parks Canada. Following the 2024 Jasper Wildfire Complex, a significant proportion of buildings and structures within and outside of the townsite were destroyed and damaged. To support the large-scale recovery and rebuilding effort, temporary use activities not typically permitted on private and municipal leaseholds are required. This policy provides a framework to guide these temporary use activities on an interim basis, despite its conflict with typical land use policies.

## Article 5.0 Definitions

Section 5.1 **For the purpose of this interim policy:**

**“Commercial Districts”** means the C1, C2, C3, C4, C5 and Block S Districts.

**“Clean Soil”** means soil originating from a leasehold that has a certificate of completion for debris removal, or as approved by Parks Canada.

**“Institutional”** means uses which includes government services, health services, hospitals, protective and emergency services, public education services, public libraries, cultural exhibits, public buildings, places of worship, and research and interpretive facilities.

**“Municipality of Jasper Lands”** means those lands including, but not limited to, parking lots, open space, streets and sidewalks used and occupied by the Municipality of Jasper as outlined within various Licenses of Occupations and Land Use Agreements between Parks Canada and the Municipality of Jasper.

**“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 a temporary living accommodation for travel and recreational purposes and 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

**“Residential Districts”** means the R1, R2, R2H, R3a, R3b, R4, CCWa, CCWb, and CCWc Districts.

**“Town of Jasper”** means the Town of Jasper as described in Schedule 4 of the Canada National Parks Act.

**“Temporary”** means for the duration of this policy, unless otherwise stated in a permit issued by Parks Canada or an agreement authorized by the Municipality of Jasper.

**“Work Camp”** means a residential complex used to house workers by various businesses involved in recovery efforts related to the 2024 Jasper Wildfire on a temporary basis that includes sleeping units and other basic living facilities.

## Article 6.0 General Requirements

**Section 6.1 Code Conformance** – All temporary uses are subject to relevant safety and building codes in effect at the time of proposal submission.

### **Section 6.2 Approval Requirements**

- (a) **Municipality of Jasper Lands** – All temporary uses on Municipality of Jasper Lands shall require approval from the Municipality of Jasper. Where temporary use proposals trigger safety or building code requirements, a Parks Canada development permit and building permit will also be required.
- (b) **Private Leaseholds** - Temporary uses on private leaseholds within the Town of Jasper are subject to Parks Canada permitting requirements, unless otherwise stated in this policy. Separate municipal approvals may also be required.
- (c) **Leaseholder Authorization** – Leaseholder authorization is required for all temporary uses.

**Section 6.3 Demolition Permits** – No temporary uses shall be permitted on lots requiring demolition and debris removal until a Parks Canada Certificate of Completion has been issued.

**Section 6.4 Relation to other Policies and Regulations** - Temporary use activities permitted by this policy remain subject to relevant municipal bylaws and Parks Canada policies and regulations in effect.

## Article 7.0 Temporary Use Permissions

### **Section 7.1 Municipality of Jasper Lands**

- (a) Temporary commercial (excluding commercial accommodation), institutional and residential uses may be considered on a case-by-case basis.
- (b) Commercial uses should be directed to designated parking lots.
- (c) Temporary commercial use approvals will only be granted to businesses that lost lease or sub-lease space as a result of the 2024 Jasper Wildfire.

### **Section 7.2 Temporary storage of construction materials**

- (a) Temporary storage of construction materials shall be permitted on all private leaseholds in all zoning districts without the need for a permit. This includes the temporary storage of clean soil associated with rebuild construction.
- (b) The following structures shall be permitted in connection with temporary storage of construction material uses without the need for a development permit and building permit:
  - i. Pop-up tents and similar structures less than 10m<sup>2</sup>
  - ii. Unmodified shipping containers used for storage of inert, non-hazardous materials.
- (c) Pop-up tents greater than 10m<sup>2</sup> shall require a development permit and building permit.

- (d) Shipping containers must not be used to store gasoline, propane, explosives, or any flammable, combustible liquid or compressed gas, unless a building permit is obtained.
- (e) Temporarily stored clean soil may be mechanically screened and sorted on site without the need for a permit. Dust associated with soil storage, screening and sorting, including dust and noise, shall be managed to reduce negative impacts to adjacent and surrounding properties.

**Section 7.3 Temporary work camps**

- (a) Temporary work camps may be considered on lots in all Commercial Districts, the R3b District and the Storage and Services District (Block S).
- (b) Due to the potential presence of site contamination, applicants for temporary work camps in the Storage and Services District (Block S) must conduct appropriate site testing, demonstrating the lot is suitable for residential occupancy. Reports shall be completed by a qualified environmental professional to the satisfaction of Parks Canada and include, at a minimum:
  - i. Completion of Phase 1 and/or Phase 2 environmental site investigations to CCME standards and/or other jurisdictions based on lack of CCME criteria available or those more stringent;
  - ii. Where appropriate, a post-demolition confirmatory sampling report detailing condition of the soil after debris removal;
  - iii. Where necessary, a risk assessment to identify any mitigation measures and/or remediation to ensure the safety of future site users;
  - iv. Re-evaluation of historical reports within the context of the proposed land use; and
  - v. Any further soil or groundwater sampling required to supplement historical reports or delineate known areas of contamination and monitor long term changes to achieve site closure
- (c) Separate Municipality of Jasper approval shall be required when connecting to municipal services.
- (d) Applications for temporary work camps may be reviewed against the following considerations:
  - i. Impacts to traffic and accessibility;
  - ii. Noise, visual impact and nuisance;
  - iii. Wildlife and environmental impacts;
  - iv. Fire safety;
  - v. Other impacts, as deemed relevant.

**Section 7.4 Use of recreational vehicles**

- a. Recreational vehicles shall be permitted on lots within residential, commercial, institutional districts.
- (a) Recreational vehicles may be permitted on lots within the Storage and Services District (Block S) provided site testing demonstrates lots are suitable for residential occupancy. Reports shall be completed by a qualified environmental professional to the satisfaction of Parks Canada and include, at a minimum, the requirements outlined in 7.3(b)(i-v).
- b. A maximum of two (2) recreational vehicles shall be permitted per lot without the need for a permit, provided no municipal service connections are required.
- (b) Notwithstanding 8.04(b), additional recreational vehicles may be considered at the discretion of Parks Canada, and shall require a development permit.
- (c) The use of generators shall be limited to the hours of 9:00 to 10:30am and 5:00 to 7:00pm.
- (d) Use of municipal utilities to service a recreational vehicle shall require approval by the Municipality of Jasper.

**Section 7.5 Temporary Fencing**

- (a) Temporary fencing shall be permitted on all wildfire-impacted private leaseholds, without requiring a Parks Canada development permit.
- (b) Temporary fencing:
  - a. shall not exceed 2.4 metres (8 feet) in height;
  - b. shall be placed on top of the ground, and not affixed; and
  - c. shall be at least 1.5m away from a structure, if constructed of wood or combustible materials.
- (c) The following materials shall not be permitted for temporary fencing:
  - a. plastic snow fencing; and
  - b. chain link.

**Article 8.0 Exemption from the Requirements of this Interim Policy**

*Section 8.1* Notwithstanding the requirements of this policy, a permit for a use not contemplated by this policy may be issued, at the discretion of the Superintendent.

**Article 9.0 Duration and Review**

*Section 9.1* This policy will be reviewed as needed and at least annually by Parks Canada and the Municipality of Jasper. It will remain in effect for at least two (2) years and may be extended as needed.

**Article 10.0 Approval**

I approve: Geneviève Caron  
Superintendent  
Jasper National Park

Signed in the Town of Jasper,  
in the Province of Alberta,  
this \_\_\_ day of \_\_\_\_\_, 2026