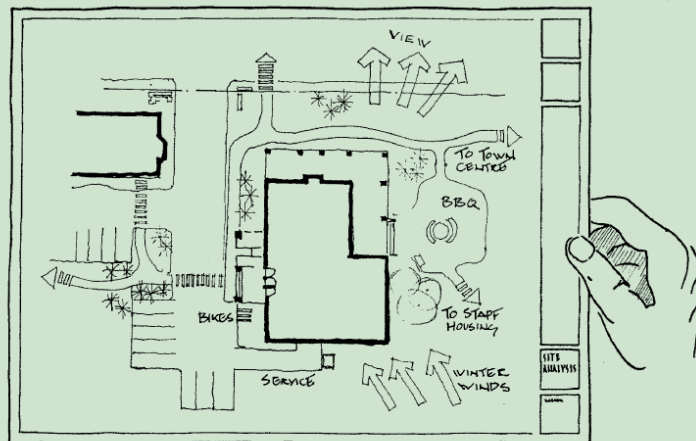


Jasper Builders Guide

A Guide for Designers and Builders
Working within the Jasper Townsite

August 2026



Parks Canada
Parcs Canada



Introduction

The Jasper Builders Guide is a resource for designers, builders and contractors working in the town of Jasper. The Guide includes material useful for builders on everything from design standards, permits, fees and operational requirements for working in Jasper to servicing standards and additional resources in place to facilitate the rebuild.

As Jasper enters a more active phase of rebuilding, this updated edition reflects current conditions and lessons learned through the first year and a half of coordinated recovery. This Guide is intended to support that momentum by providing clear and consistent information for those working on the ground.

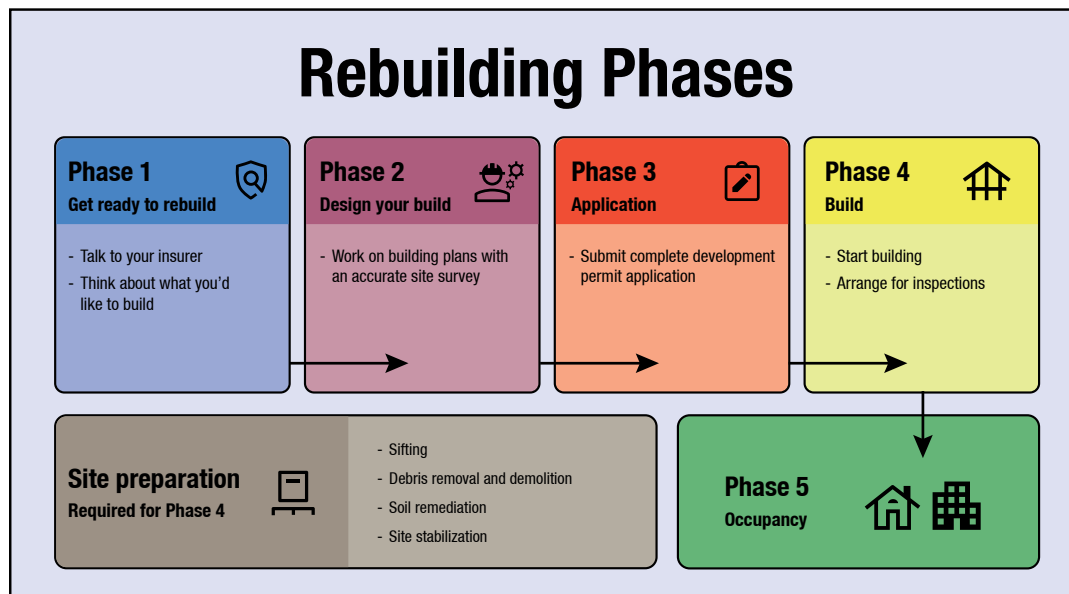
Parks Canada and the Municipality of Jasper have outlined a 5-phase approach to rebuilding Jasper. In Phase 1, the development policies for Jasper were updated based on the following principles: making rebuilding easier, rebuilding with wildfire in mind, increasing housing options, and

designing for climate resilience and sustainability.

A summary of changes was included in the [Rebuilding Guide](#).

In Phase 2, the Joint Town Rebuilding Team received a request to develop a Builders Guide that has the answers to the question: *How do we best work together to facilitate efficient simultaneous infill development in Jasper?*

This guide was prepared in response, through engagement with builders, municipal and park operations staff, and residents. It is also informed by lessons learned from previous rebuild efforts in other fire-affected communities. This guide is meant to encourage and support a neighbourly rebuild.



1. *This guide is intended to be an additional resource and does not replace the requirements outlined in the official policies that apply. In the event of a discrepancy between this document and official policies, the requirements outlined in the official policies shall take precedence.*
2. *This document is best viewed in a digital format where links are embedded directly in the text.*

Table of Contents

Introduction	2
Stay Up to Date	4
Jasper Rebuilding Mailing Lists	4
Pre-application Meetings	4
Builders Meetings	4
Prime Contractor Meetings	4
Permits Required for Rebuilding	5
Development Permit	5
Building Permit (Parks Canada)	7
Construction Approvals	8
Street and Public Space Use Permit (Municipality of Jasper)	8
Mobile Home Deliveries – Using the “Prohibited Vehicle Permit”	8
Utility Inspections - Removal of Debris from Water and Sewer Lines:	9
Safety Codes Inspections	9
Occupancy Authorization (Parks Canada)	9
Reducing Review Cycles: Practical Tips for Applicants	10
Building in Jasper	11
Business Licensing	11
Development Policies	11
Preapproved Routine Impact Assessment	11
Local Wildlife	11
Construction Zones	12
Tree Removal	12
Be a Good Neighbour	13
Communicate with Your Neighbours	13
Keep Your Site Clean	13
Keep Safety Top of Mind	13
Mind Your Noise	14
Protect the Neighbourhood	14
Keep Streets and Lanes Clear	14
Rebuilding Logistics	15
Communication and Coordination	15
Traffic Management Plan and Haul Routes	15
Fill Management	15
Laydown Areas	15
Material Supplies	16
Traffic and Safety	16
Street Parking	16
Construction Staff Accommodation	16
Working around Underground Utilities	17
External Resources	17
Resources	18
Bylaw Contacts and Enforcement Enquiries	18
Development / Utility Servicing Requirements	18
Servicing Providers and Contact Information	19
Fees	20

Stay Up to Date

Jasper Rebuilding Mailing Lists

For accurate and up-to-date information about construction and rebuilding, sign up for the **Rebuilding Jasper Industry Bulletin** at engagejasper.ca. Once you create an account, you can sign up for the Rebuilding Jasper Industry Bulletin directly. This mailing list is for builders and contractors who want to be kept updated on ongoing construction requirements and activities in the Town of Jasper.

Community members who are interested in the rebuild but who might not need the technical details in the industry bulletin can also sign up to the **Jasper Rebuild Mailing List** for updates and information on the rebuild progress.

Parks Canada Applying for Permits Website

Information on how to apply for permits for projects, including application forms, fees, and checklists, can be found on the **Parks Canada Applying for Permits website**. Parks Canada regularly updates this information in response to community feedback - Builders are encouraged to check this website regularly for the most up to date forms, policies, and processes.

MOJ Rebuild Webpage

The Municipality of Jasper will continue to update the **Rebuild webpage** with current information, guidance, and links to resources that support rebuilding activities. Builders and contractors are encouraged to check the webpage regularly for updates related to policies, processes, and coordination efforts.

Rebuild Progress

Parks Canada's **Jasper Recovery page** and the Municipality's **Rebuild Progress page** provides maps, summary charts, permit processing timelines, and recovery updates that track rebuilding progress across the Town of Jasper. These tools illustrate where development permits have been approved and the overall pace and distribution of rebuild activity, helping industry and the community understand how rebuilding is progressing town wide.

Pre-application Meetings

One of the best ways to avoid delays and ensure you have a complete application is to have a pre-application meeting. Planners are available to meet and discuss specific questions about your property, discuss options about the layout and design of additional units and even pre-review application documents to make sure you have everything that's needed to proceed.

You can book a detailed pre-application meeting in-person or virtually with a Parks Canada Development Officer through jasperdevelopment@pc.gc.ca or book directly online with a municipal planner [here](#). For quick questions, Parks Canada Development Staff are available during drop-in hours every Tuesday from 10:00-12:00 at 607 Connaught Drive in Jasper for 15-minute time slots.

Builders Meetings

The Jasper Recovery Coordination Centre hosts regular meetings for builders and contractors to meet, discuss issues, and find opportunities for collaboration and efficiency. If you are a builder or contractor interested in participating in upcoming meetings, please contact townplanning@jasper-alberta.ca. Information on feedback expressed at previous meetings can be found [here](#).

Prime Contractor Meetings

New for the 2026 construction season, the Municipality of Jasper's Construction Coordinator will host short, stand-up meetings with prime contractors in key areas of town. These meetings are intended to support coordination between concurrent projects, identify potential conflicts early, and help minimize disruptions related to access, servicing, and scheduling. Contractors are encouraged to come prepared with current work plans and schedules to support efficient, solution-focused discussions. Please reach out to Stef Dolan, Construction Coordinator at sdolan@jasper-alberta.ca if you are interested in attending these meetings.

Permits Required for Rebuilding

Permits are required for constructing new buildings, and for making structural renovations to and/or changing the use of an existing building.

The following approvals are required for residential and commercial development.

Before Construction:

1. Development Permit (Parks Canada and Municipality of Jasper)
2. Safety Codes Review (Accredited Safety Codes Agency)
3. Building Permit (Parks Canada)

During Construction:

4. Street and Public Space Use Permit (Municipality of Jasper)

After Construction:

5. Occupancy Authorization (Parks Canada)
6. Certificate of Completion (Parks Canada)

Development Permit

The first stage of the permitting process is to apply for and obtain a Development Permit. An approved Development Permit confirms that a development proposal complies with the criteria and specifications set out in all relevant Parks Canada policies, acts and regulations. You can submit an application for a development permit while working to close out your demolition permit.

To apply for a development permit, visit the [Parks Canada Development Website](#). This website contains both the application forms and a checklist of information that needs to be provided along with the application form based on the type of development proposed.

Timelines: [Review and approval timelines](#) depend on the quality and complexity of the submission and on the volume of applications received. The best way to ensure your application is reviewed quickly is to make sure you submit all the required information. Development permits are valid for 24 months and may be extended upon request. Parks Canada's permit processing timelines are regularly updated on the [Jasper Recovery webpage](#).

Please make sure you review these checklists carefully before submitting an application. Incomplete applications are one of the biggest causes of delays in reviewing permit applications.

Complete this step: Before starting your building permit drawings. We recommend against conducting detailed design or getting engineered stamped drawings until you have obtained a development permit to avoid having to redo any drawings.



Development Permit Complete Application Requirements List:

The following information is generally required.

More detailed information is found on the following Parks Canada webpages:

[Residential Permit Application Requirements](#)

[Commercial, Institutional and Industrial Application Requirements](#)

- ☐ In-town Development Permit [Application Form](#)
- ☐ Leaseholder [Authorization Form](#)
- ☐ New Home Development [Checklist](#) (residential only)
- ☐ Commercial Development [Checklist](#) (commercial developments only)
- ☐ Project Narrative - Paragraph describing the proposed work

Development Permit Application Requirements (continued)

- ☐ Site Plan in **metric** and at a scale not less than 1:200 including:
 - North arrow and Scale
 - Lot dimensions and Total Site Area (m²),
 - Geodetic elevations of the four corners of the site
 - Dimensions and area (m²) of existing and proposed structures (primary building, garage, shed, fence, retaining walls, etc.)
 - Site Coverage of each structure and total Site Coverage Calculation
 - All setbacks (rear, front and side) from the property line to the Primary Building and the proposed structures
 - Proposed required on-site parking spaces demonstrated and dimensioned
 - Location of utility lines (buried and / or overhead)
- ☐ Architectural Plans in **metric** and at a scale not less than 1:100 including:
 - Dimensioned floor plans of all proposed development
 - Elevation plans from grade indicating geodetic roof heights, eave heights, and main floor height of all structures
 - Sections indicating floor heights and relationship with geodetic grade
 - Site section from the front to rear property line, including adjacent streets and lanes
 - Roof plan showing slopes and major roof structure
- ☐ [Variance Request Form](#) (if needed)
- ☐ [Discretionary Use Application Form](#) (if needed)

If you are seeking guidance on building only a garage, fence, shed, garden suite, building addition, landscaping, please refer to the [Parks Canada website](#) for application guidance and the applicable application checklist.

Permits may be delayed due to missing or insufficient information such as glazed window area calculations, window design details, deck or porch elevations, non-combustible material ratings, etc.

Municipality of Jasper Approvals

Webpage: [Municipality of Jasper Approvals](#)

When Parks Canada receives a complete development application, it sends it to the Municipality of Jasper for review. The Municipality will let you know if there are any municipal requirements (for example, site servicing approvals), that must be met before Parks Canada can issue a development permit.

Once these requirements have been met, the municipality will notify Parks Canada. Depending on the scope of the application, this may include:

Required for all new builds:

- Water service connections
- Wastewater service connections
- Site Grading

May be required:

- Site Access
- Waste and Recycling
- Storm Servicing

Note:

- **Off-Site Levies**, where applicable, are calculated and administered after development permit issuance.
- **Parking Authority contributions**, where applicable, are administered after approval of the applicable parking variance.

Any applicable off-site levies or parking authority contributions must be paid before a building permit will be issued.

Development Permit (continued)**Development Utility Application and Agreement Requirements List:**

- ☐ Signed and completed Development/Utility Application & Agreement form
- ☐ One digital copy (pdf) of the site plan and mechanical drawings. The site plan and mechanical drawings must indicate the location, dimension (in millimetres) and material of proposed services. This is only required if the information is not already included in the approved development permit plans.
- ☐ WCB certificate - General liability insurance certificate (\$5 million per occurrence with MOJ listed as co-insured. Only required if excavating on municipal property).
- ☐ Fire Safety Plan - Sets out specific items for inclusion in that are mandatory under the building code to provide a safe environment for workers and outlines emergency procedures at sites where construction, alteration, and demolition are occurring. These provisions also ensure that hazard control measures are in place. Please fill out the Fire Safety Plan application document and forward the completed form along with your development utility application for approval by the Fire Department.

Please email your completed application package for review to: muniapprovals@jasper-alberta.ca

Variances

Sometimes unique site conditions mean that a development will not meet all the provisions of the Land Use Policy. Section 5.07 (c) of the Land Use Policy outlines the times when the superintendent may approve a permit containing a variance.

- Applications seeking a variance to the Land Use Policy should include a variance request form in addition to the materials listed above.
- Variance requests may be submitted before applying for a development permit, but should include a rationale and plans clearly outlining the magnitude of the variance.
- To support rebuilding after the 2024 Jasper Wildfire, Parks Canada has introduced a faster, simplified [variance process for like-for-like rebuilds](#) in the Jasper townsite. This applies to buildings that are substantially like the original in size, height, location, and roof shape, with flexibility to meet current building codes. If eligible, a variance can be approved as part of the development permit review, with no separate application, fee, or public notice. Projects that are not like-for-like will follow the standard variance process.

Building Permit (Parks Canada)

The next step in the development process is to apply for and obtain a Parks Canada Building Permit. A building permit confirms your project complies with relevant provincial building safety and energy codes, and enables you to begin construction. When applying for a building permit, please refer to the building permit requirements letter that came with your development permit.

This [National Parks Building Permit webpage](#) has more information on the building permit process, including the application form and application checklist. Details about the approvals needed from the Municipality of Jasper for building permit submissions are found in the next section.

Note: Parks Canada does not have safety code inspectors on staff. For inspection agencies licensed to provide building and related development inspections in Jasper National Park, see: [Approved National Park Inspection Agencies](#).

Complete this step: After receiving your Development Permit, before beginning construction.

**Building Permit Complete Application Requirements:**

With your development permit you will also receive a building permit requirements letter. This letter outlines the submission requirements needed for your specific Building Permit including any outstanding items from your Development Permit.

Webpage: [National Parks Building Permit](#)

- ☐ Building and Demolition Permit [Application Form](#)
- ☐ The materials list in the Building Permit [Checklist](#)
- ☐ Building Code Review report and stamped drawings from an accredited [Safety Codes Inspector](#).
- ☐ Alberta Health Services Review is also required for commercial food services and some other uses.

Construction Approvals

Street and Public Space Use Permit (Municipality of Jasper)

Any activities that stop, limit or change the operation of public roads and sidewalks in the townsite require a Street and Public Space Use permit from the Municipality of Jasper. The most important goal of these permits is to ensure public safety around construction sites.

Street and Public Space Use Permits require a Traffic Accommodation Plan prepared in compliance with the *Alberta Traffic Safety Act*.

Timelines: Review and approval of a Street and Public Space Use Permit takes a minimum of five (5) business days.

Types of Street Use Permits:

Rebuild Permits: These are long-term permits meant to handle most typical construction activities associated with a home build. Apply for a Rebuild Permit to get ongoing permission to temporarily close alleys, roads and sidewalks around your site for short periods of time and to make use of the parking lane to give yourself more space during the rebuild process. Pre-approved Traffic Accommodation Plans for sidewalk, road and alleys that cover common closures around a site that can be automatically applied to Rebuild Permits where appropriate.

Excavation Permits: If your work includes excavation on municipal lands there are additional conditions imposed to protect municipal infrastructure. These permits also include a requirement for a damage deposit to ensure that other leaseholders aren't liable for damages caused by excavation.

Complete this step: Before you start construction.



Street and Public Use Permit Complete Application Requirements List:

Webpage: [Street and Public Use Permit](#)

- ☐ Street and Public Space Use Permit Application
- ☐ Active MOJ Business License
- ☐ Traffic Accommodation Plan
- ☐ Payment of Permit Fee

Completed applications must be submitted online on the [Street and Public Space Use Permit webpage](#).

Mobile Home Deliveries – using the “Prohibited Vehicle Permit”

Vehicles that are oversize, overweight, or operated for the purpose of moving a building require a [Municipality of Jasper Prohibited Vehicle Permit](#).

Note: Other kinds of vehicles risk damaging municipal roadways and cannot be operated on municipal roads within the townsite. These include vehicles with caterpillar tracks or those with metal spikes, lugs, cleats or bands (other than tire chains).

Application process

- Submit the application a minimum of 10 business days prior to the move date for review. Contractors are encouraged to reach out as soon as they know about a move to coordinate the route through town **even if the final date is not yet known**. We will help ensure that your delivery does not conflict with other deliveries arriving into Jasper.
- Delivery contractors working in town are also required to obtain a [Municipality of Jasper Business License](#) and include the Municipality of Jasper as an additional insured on their insurance for the duration of the move. See the [application form](#) for full details.
- If you have questions about a home move or other prohibited vehicle permit application content, please contact bylaw@jasper-alberta.ca directly.

For more information on the delivery route for manufactured homes into the R4 district/Snapes Hill, please visit the [Construction Coordination webpage](#). Home deliveries to other areas or using other routes may incur additional costs for utility line raises on a case-by-case basis.

Utility Inspections - Removal of Debris from Water and Sewer Lines:

To protect Jasper's infrastructure, all construction must remove debris from water and sewer service lines. Water services should be flushed prior to plumbing hook-ups to remove debris from water service lines. It is especially important that debris is properly removed from the sewer service lines, not simply pushed further into the sewer mains. This can cause blockages in local and main lines causing damage to municipal infrastructure and private property.

Contractors must contact **Theo Charpy, Utility Construction Coordinator**, at tcharpy@jasper-alberta.ca or 789-931-5959 to schedule utility inspections prior to making connections to municipal water and sewer mains. Please provide at least 48 hours' notice to schedule inspections.

Safety Codes Inspections

During the construction process, **Safety Codes** Inspection Reports are required for building, plumbing, gas and electrical installations as each portion of the construction is completed. Each inspection report must be provided to Parks Canada at jasperdevelopment@pc.gc.ca.

Fire Department inspections are required under the National Fire Code – AB Edition for commercial and industrial buildings as well as apartment buildings.

Alberta Health Services inspections are also required for food and beverage and personal service establishments.

Occupancy Authorization (Parks Canada)

Once all the Safety Code final inspections have been completed, a Parks Canada Compliance Inspection will be conducted to determine if the development complies with the Parks Canada Development Permit and Building Permit conditions. Following resolution of any final life safety requirements, an occupancy authorization is issued, and the building may be occupied.

Schedule a Parks Canada Compliance Inspection at jaspercompliance@pc.gc.ca

Compliance Deposits

Compliance deposits may be taken if a development is issued conditional occupancy and there are still outstanding requirements to meet all conditions of a permit. Parks Canada takes a compliance deposit valued at 15% of outstanding landscaping requirements and up to 100% of all other outstanding conditions when the total value of those outstanding conditions exceeds \$50,000. Deposits are refundable and held until the proponent completes all outstanding requirements.

The compliance deposit must be provided by a certified cheque or bank draft, made payable to the Receiver General for Canada. For more information on the compliance deposit submission process contact jaspercompliance@pc.gc.ca

Completion Certificate (Parks Canada)

A Parks Canada Certificate of Completion will be issued and any outstanding compliance deposits returned once:

- All the outstanding permit requirements, including landscaping, have been met; and
- A Real Property Report has been submitted indicating no encroachments or deviations from the Parks Canada Development Permit.

Reducing Review Cycles: Practical Tips for Applicants

Well-prepared applications move through review faster and are more likely to be approved in the first round. Based on common review experience, fast applications share four characteristics: **Complete, Compliant, Clear, and Consistent**.

This guidance explains what reviewers need to see in order to issue a permit without requests for clarification or revision.



1. Complete: Submit Once, Not Twice

Before submitting, confirm that:

- All required plans, forms, and authorizations are included
- All application forms are fully completed
- A [Leaseholder Authorization Form](#) is included when submitting on behalf of a leaseholder

You can also schedule a pre-application meeting to go through a set of documents before submitting your application to Parks Canada. Applications with missing information will be sent back to the applicant with a request for the missing information.



2. Compliant: Demonstrate Compliance with the Development Policies

Permits are issued based on what is shown and specified in the application. Compliance with local planning policies must be clearly demonstrated in the drawings and supporting information. General statements such as “will comply with policy” or “materials to be determined” are generally not sufficient and will result in the application being returned.

Applications should clearly specify:

- Exterior materials and finishes
- Material ratings and performance characteristics where required
- Dimensions, grades, heights, and projections
- All elements regulated by the Land Use Policy and Architectural Motif

Two of the most effective ways to avoid redesign and resubmission are to design to policy and fully specify the details of exterior materials in your application.



3. Clear: Show How Requirements Are Met

Clear applications allow reviewers to confirm compliance without interpretation or assumptions.

Plans should:

- Clearly label dimensions, grades, and heights
- Show how calculations were derived
- Identify materials, colours, and finishes directly on the drawings
- Be consistent across site plans, elevations, sections, and details

If information required to confirm compliance is not shown, the application will be returned for clarification.



4. Consistent: Manage Revisions Carefully

Avoid making changes while an application is under review. Any change requires plans to be re-checked and may extend timelines.

When/If resubmitting:

- Clearly identify what has changed in response to review comments
- Reference drawing numbers and page numbers
- Mark revisions on drawings

This allows reviewers to focus on updated information and move the review forward efficiently.

Our Shared Goal

Parks Canada’s review process ensures safe, policy-compliant rebuilding in Jasper. Applications that clearly demonstrate compliance through complete and specific information are reviewed more efficiently and require fewer rounds of revision.

Building in Jasper

Building in a National Park isn't just like building anywhere else but with unbeatable views. Requirements exist to help preserve Jasper's unique character as a small, friendly community set in the natural splendour of Jasper National Park. The following is a breakdown of some of the unique requirements for building in the Jasper townsite that might not be found in other communities.

Business Licensing

Businesses from out of town but operating in the townsite of Jasper require a municipal business licence. A municipal business licence can be applied for online at Municipality of Jasper – [Business Licence Application Form](#). Business licences are issued with Work Passes for entry into the National Park which includes free parking in paid parking areas within the townsite. Parking time limits still apply.

Subcontractor Registration: If you are a sub-contractor working for another contractor within the Jasper townsite, you are not required to purchase a separate Business Licence if the primary contractor has registered your company with the Municipality of Jasper under their business licence. Prime contractors can register their sub-trades here: [Subcontractor Information Form](#).

A Parks Canada Business License is only required for businesses operating inside the park but outside of the townsite (e.g. Lake Edith and Outlying Commercial Accommodations). Licences are valid from April 1 to March 31 and include Work Passes for entry into the National Park. Vehicles over 4550 kg wishing to access Highway 93 will require an [Overweight Vehicle Permit](#).

Development Policies

Development in Jasper is governed by two policy documents: the [Land Use Policy](#) (equivalent to a municipal Land Use Bylaw in the rest of Alberta) and the [Architectural Motif Guidelines](#) for the Town of Jasper. The Architectural Motif Guidelines are a formal part of the Land Use Policy and are reviewed as part of Development Permit applications in Jasper.

Preapproved Routine Impact Assessment

Development on federally managed lands requires compliance with the Impact Assessment Act (2019). The Preapproved Routine Impact Assessment (PRIA) for Routine Development Projects within the Town of Jasper (2024) outlines actions for routine construction, demolition, modification,

maintenance, repair, replacement, abandonment and landscaping activities. The PRIA includes standardized requirements to mitigate potential adverse impacts that are implemented as part of the Development Permit process. Builders operating in the Jasper townsite are responsible for reviewing the PRIA and implementing all applicable mitigations to avoid work stoppages or corrective actions.

Additional, site-specific mitigations may be applied by the Realty or Impact Assessment Office and are included in the Terms and Conditions of permits issued for the Project.

Developments Not Subject to the PRIA

Rebuild projects outside of the Town of Jasper (e.g. Lake Edith or Outlying Commercial Accommodation), **new developments on previously undeveloped sites**, and **some projects in the industrial area (S Block)** do not fall within the scope of the PRIA. These projects require individual impact assessment reviews to assess and mitigate potential impacts to cultural or environmental features. Please contact jasperenvironmental@pc.gc.ca prior to application if your development falls into one of these categories.

Development applications for out-of-town projects require a Project Description Form to be submitted along with the Development Permit Application to initiate the impact assessment process. An Impact Assessment Specialist may reach out to you if additional information is required to complete the assessment. Results of the assessment and required mitigation measures will be included in your Development Permit.

Local Wildlife

Notify Parks Canada Dispatch (780-852-6155) of any wildlife conflict (e.g. aggressive behaviour, persistent intrusion), distress or mortality. Jasper is home to a wide variety of wild animals, from chipmunks to elk and, of course, the bears. Mitigating human wildlife interactions is fundamental for anyone operating in the national park and is important for construction projects occurring in the townsite.

Local Wildlife (continued)

Treat your construction space like a campsite. Place wildlife attractants like food and garbage in wildlife-proof containers, a secure building, or vehicle. Separate food and residential garbage from general construction waste and remove it daily. Have a plan for how you'll manage if, for instance, a bear has entered your site overnight or you arrive on site and the local elk have taken over the street. Never approach or harass wildlife, and if wildlife is near a work site, allow them to leave on their own.

Construction Zones

The Municipality of Jasper has recently implemented designated Construction Zones in areas that have multiple active construction projects ongoing. Construction Zones indicate that use of the road or alley should be restricted to construction activities or by residents who live on those blocks only. It also reminds residents living in those areas to be aware that construction hazards may exist. You can see a map of Construction Zones along with other planned and ongoing road closures on the [Municipality's Road Closures Map](#).

Tree Removal

Parks Canada actively manages tree removal within the townsite. More information on tree removal and landscaping can be found on the Parks Canada website: Landscaping in Jasper National Park.

- If you would like to remove a tree, you will require a Tree Removal Permit. This includes trees on private leaseholds, not just on municipal or Parks Canada managed properties. Trees removed from townsite properties must be replaced at a 1:1 ratio.
- If a tree must be removed to facilitate building, it should be identified in your development application. If you are required to remove a tree within three (3) metres of a development, you do not have to apply for a separate Tree Removal Permit as removal will be included in your Development Permit.
- The Migratory Birds Convention Act and Regulations protect breeding and nesting birds between April 21 and August 13 of each year. Plan to remove trees outside of this period. Contact [Parks Canada](#) for additional required mitigations if tree removal is unavoidable within the bird nesting period.

Be a Good Neighbour

Building homes in Jasper means being part of the Jasper community. It's important for builders to be good neighbours, not only to residents but also to other builders. This portion of the Builders Guide includes practices that will help manage construction impacts, keep construction sites safe, and build trust during the rebuild. By doing this, home builders can make an even bigger positive impact through their rebuild work.

Communicate with Your Neighbours

Neighbours who are kept informed are likely to be more understanding and tolerant of the disruptions that construction brings.

- Inform neighbours of your plans and estimated duration of construction.
- Provide neighbours with the project contact and emergency information.
- Post the demolition or building company's contact information on the site before any work begins.
- Post your demolition or building permit in a prominent area on the property.

Keep Your Site Clean

Cleanliness and safety go together on a build site. Here are some tips to keep your site safe and clean for your workers and the public.

- Municipal garbage bins are for residential waste only, not construction waste. Use appropriate waste receptacles for your site garbage and construction debris, and empty the bins on a regular basis.
- Waste bins can be placed on public road rights-of-way with permission through a municipal Street and Public Space Use Permit.
- Secure the waste containers so that others don't dump garbage in them without your permission, and to keep animals out.
- Food and food waste must be kept in secure containers to avoid attracting animals.
- Separate waste materials and recycle materials where possible.
- Check with the Transfer Station for waste materials that are accepted for disposal. The station is located outside of town, about a 25-minute drive east. Materials that are not accepted, including but not limited to hazardous materials, must be removed from the National Park and disposed of at a licensed facility.

- Keep sites free of material debris, weeds and unkempt grass.
- Keep an eye on the weather forecast and take appropriate precautions if wind, heavy rain or snow is expected.
- Tidy your site daily to reduce hazard risks and to be a good neighbour to adjacent residents and builders.
- Set portable toilets away from neighbouring sites, off public property and out of sight.

Enforcement actions may be taken against nuisance properties where waste materials are not disposed of in a reasonable time frame per the provisions of the [Jasper Nuisance Bylaw](#) (Bylaw #46).

Municipal Garbage collection is governed by the [Jasper Solid Waste Bylaw](#) (Bylaw #20). The bylaw lists specific items which are not appropriate for municipal collection and includes fines for offences under the bylaw.

Keep Safety Top of Mind

- Complete all applicable hazard assessments in accordance with the Alberta Occupational Health and Safety Act, Code and Regulations.
- Ensure your staff wear essential Personal Protective Equipment at all times.
- Mark all hazards clearly for workers and the public.
- Enclose or fence your site to restrict unauthorized access.
- Clean up any potentially dangerous building materials, and ensure equipment or vehicles left on the site are secured.

Mind Your Noise

Construction is noisy, but you can be considerate of your neighbours by not making more noise than is necessary and by adhering to Section Six of the [Jasper Noise Bylaw 2008](#) (Bylaw #108).

- Operate loud equipment only during the following permitted times:
 - Monday through Saturday: 7:30 am – 9:00 pm
 - Sunday and Holidays: 10:00 am – 6:00 pm

Please reach out to bylaw@jasper-alberta.ca to discuss operations happening outside of these hours.

- Load or unload commercial trucks in residential areas between the hours of:
 - Monday through Friday: 7:30 am – 10:00 pm
 - Saturday, Sundays and Holidays: 10:00 am – 10:00 pm

Idling vehicles negatively affect air quality and produce noise pollution. The [Jasper Anti-Idling Bylaw 2008](#) (Bylaw #099) prohibits idling in the townsite. However, Section 11.2 of the bylaw allows for idling of commercial vehicles for necessary activities. Be a good neighbour and keep idling to a minimum.

Protect the Neighbourhood

Construction is messy and heavy equipment can damage existing infrastructure. Take care to protect established landscaping and infrastructure during your project.

- Keep vehicles and equipment off established landscaped areas and neighbouring driveways.
- Keep vehicles and equipment off sidewalks, curbs, gutters and boulevards. Temporary use of these spaces can be granted through a Street and Public Use Permit.
- **Do not place construction equipment or materials off leaseholds on neighbouring properties or public lands.** Contact the Municipality of Jasper for permission to use temporary use of public streets for laydown areas if needed.
- Clean up and report all spills of hazardous materials.
- Be aware of all property lines. Digging too close to the property line may compromise your neighbour's foundation and fencing.

Keep Streets and Lanes Clear

- Keep emergency access lanes and fire hydrants clear at all times.
- Park construction vehicles and equipment in the parking lane to maintain neighbourhood access for all.
- Use approved temporary site access points only.
- Keep the public realm around the site as clean as possible for your neighbours.
- Clear snow, ice, mud and debris from the sidewalks. If mud tracking becomes a problem, hose down trucks before leaving the site and flush/sweep off the sidewalk and roadway immediately.

Rebuilding Logistics

Construction activities during the rebuild will mean much more simultaneous work than is typical in Jasper. Because of this, specific actions are being taken by all orders of government and by industry to provide additional capacity and efficiency during the rebuild.

The following areas will continue to be fluid as decisions are made and practices are adapted to the needs of the rebuild. For the most up-to-date information please sign up for the Rebuilding Jasper Industry Bulletin and continue to check back here:

[Municipality of Jasper - Rebuild.](#)

Communication and Coordination

In case you missed it earlier in the document, the Municipality of Jasper has established an industry mailing list to communicate important information to builders and contractors. You can sign up for the mailing list here: [Rebuilding Jasper Industry Bulletin | Engage Jasper.](#)

The Joint Recovery Coordination Centre will host regular meetings for builders and contractors to meet, discuss issues and find opportunities for collaboration and efficiency. If you are a builder, contractor or business owner interested in participating in upcoming meetings, please contact: muniapprovals@jasper-alberta.ca.

Fill Management

Parks Canada manages the disposal and import of fill into the national park to avoid bringing in contaminated materials that may pose a risk to human and environmental health and to reduce the spread of non-native vegetation.

Excess Fill

If your project requires disposal of excess fill, the option to dispose of clean fill in Marmot Pit may be available to you. Please note that Marmot Pit is not a temporary storage location for fill and is only accessible to contractors during open pit hours for permitted disposal of clean fill, not for extraction or collection. It is only for the permanent disposal of clean fill and should not be seen as a potential source of backfill during final site work. Starting this 2026 construction season, there will be fees for soil disposal to offset the operation cost of Marmot Pit.

For more information on pit hours, fees, and clean fill disposal permits, please visit the [Clean Fill Disposal in Marmot Pit](#) webpage.

Clean soil may be temporarily stored on private properties within the townsite with leaseholder permission, in accordance with the [Interim Temporary Use Policy](#). Soil screening and sorting is allowed provided dust and noise is appropriately managed.

Backfill Sourcing

There is no source of backfill available in the national park. If your project requires fill, only clean fill will be approved for import into the park. Native subsoil from Westridge Sand and Gravel is an approved source for backfill. Material from other sources requires Parks Canada approval prior to importation.

Evidence must be provided that confirms the material is free of weeds and contaminants and meets CCME Residential/Parkland Soil Quality Guidelines for use within the Jasper townsite or OCAs. Please contact jasperenvironmental@pc.gc.ca to discuss testing requirements for subsurface and top soil fill proposed to be brought into the Park.

Laydown Areas

Material storage remains a key consideration during the rebuild phase. The Jasper Recovery Coordination Centre (JRCC), in coordination with Parks Canada and the Municipality of Jasper, has been offering laydown options through an application-based process. These laydown areas are intended to support rebuild activities by providing temporary space for the storage of construction materials and equipment.

The currently available laydown locations include:

- Parks Canada Woodlot Laydown Yard
- S-Block Laydown Yard

Access to these sites is **not automatic** and is subject to approval, capacity, site-specific constraints, and applicable terms and conditions. Builders and contractors seeking to use a municipal laydown area must apply through the Town's laydown site application process.

Storage of organic materials (i.e. soil, rock etc.) is not permitted through this program. Options to support organic material storage needs as part of the broader rebuild effort are being explored. Updates will be shared as options are confirmed.

Details on eligibility, permitted uses, durations, and operating requirements are provided through the application portal. Availability may change over time based on demand and operational considerations.

To apply for a laydown site, or to review current information, please visit: engagejasper.ca/jasper-rebuild-laydown-site-application-form

For questions related to laydown areas or the application process, please contact: townplanning@jasper-alberta.ca

Temporary storage of certain construction materials is allowed on private properties in the townsite with leaseholder permission, in accordance with the [Interim Temporary Use Policy](#).

Material Supplies

The local hardware store has temporarily re-opened at [#3 Compound Road](#) (Municipality of Jasper Operations Compound – Transit Barn). In addition, local suppliers in Hinton and other communities are preparing to receive additional requests for materials related to the rebuild.

Traffic and Safety

The Jasper townsite sees millions of visitors in the summer. An efficient rebuild also means keeping everyone safe, including construction workers, residents, tourists and wildlife. Some key notes about traffic in Jasper:

- Road closures in Jasper in the rebuilding areas are semi-frequent. When scheduling deliveries or large loads check the [Jasper Road Closures map](#) for up-to-date information about planned road closures or other areas impacted by construction work.
- The speed limit in Jasper is 30 kilometres per hour. This applies to the entire townsite. Some areas have been designated as one-way streets or no parking due to construction activity.

There are three vehicular access points into the Jasper townsite:

- Connaught South has a 4.8 m height limit due to a CN Rail bridge. This is likely the best access for most construction teams entering the townsite. It is the closest access to the main construction areas, has traffic lights and turning lanes, and is not impacted by train crossings.
- Hazel Avenue is an at-grade access. This will need to be used for oversized loads that are not able to pass underneath the CN Rail bridges at the other two entrances. Hazel Avenue provides the most direct access to the industrial areas in S-Block, but access to the townsite can be delayed by CN Rail traffic and by conflicts with tourist traffic in the core.
- Connaught North has a 5.7 m height limit due to a CN Rail bridge. This access is not preferred for construction traffic because it has the longest distance to travel in town and passes through the busiest tourist areas in Jasper, potentially leading to delays.

Street Parking

From May 1 to October 31, Jasper typically has paid or resident-only parking along portions of Geikie Street, Patricia Street and Connaught Drive, which are all part of the rebuild area.

Contractors with valid business licenses, National Parks work passes or registered sub-contractors are eligible for free parking in the summer. See this document's section on Business Licenses for more information about registering for a business license.

General information on paid parking in Jasper can be found here: [Municipality of Jasper - Parking](#)

Construction Staff Accommodation

Accommodation in Jasper can be limited and costly. Contractors are responsible for arranging accommodation for their workforce, either within the community or at designated camping locations.

Parks Canada offers temporary contractor-only camping options to support the rebuild:

Kerkeslin Contractor Camp (year-round): Located approximately 35 km south of Jasper on Highway 93N offering 16 unserviced sites for self-contained, skid-mounted trailers only. There are no water, power, or sanitary services provided, and contractors are responsible for utilities, delivery, and site operations. Please apply at least 4 weeks in advance.

Wabasso Campground (seasonal June-October): Offers 130 total sites (electrical and unserviced) with basic amenities only (non-potable water, washrooms, dump station, firewood). It is a maximum of 4 adults per site, and you must apply at least 5 business days in advance.

There is no maximum length of stay for contractors at either location.

Temporary Use Options in the Townsite: Parks Canada's Interim Temporary Use Policy provides additional flexibility for workforce accommodation and storage. Up to two RVs per leasehold are permitted without a permit (with restrictions). Temporary work camps may be considered on a case-by-case basis. Storage (e.g. sea cans, materials) may be permitted depending on use. Temporary uses are not permitted on lots pending debris removal until a Certificate of Completion is issued.

For full eligibility requirements, application details, and current availability, visit: [2026 support to residents and rebuild workforce: Accommodation options](#)

Working around Underground Utilities

Before starting any excavation in Alberta, builders must complete utility locates. This is a legal requirement to identify underground lines like gas, water, and power. You can request locates through [Alberta One-Call](#), and digging must not begin until all lines are marked and verified. This helps prevent accidents, service disruptions, and fines. Local shallow utility providers like ATCO Gas, ATCO Electric, Telus and Rogers will have specific requirements for excavation and working around their infrastructure.

External Resources

Rebuilding Jasper will be a group effort. Members of the development community working in the area have partnered with others to establish additional supports for builders and contractors working in the townsite.

Jasper Builders List

BILD Alberta has compiled a list of builders from Jasper and around Alberta who will be working on the rebuild. Reach out to BILD AB directly for an up-to-date list of builders who might be available for work.

The Jasper National Park Indigenous Business Directory

Jasper Field Unit meets with Indigenous partners at the Jasper Indigenous Forum twice a year to share program and rebuild updates. The Indigenous Relations and Cultural Heritage (IRCH) program maintains the Jasper National Park Indigenous Business Directory to connect [Indigenous partners](#) with economic opportunities, including projects related to recovery efforts.

The directory is a living document and is updated regularly as business information is received. To request the most current version, please email the IRCH team at jnpIR-RApnj@pc.gc.ca

Resources

The following resources are an easy to digest collection of common site design servicing requirements and contacts that might be useful for builders in the community.

Bylaw Contacts and Enforcement Enquiries

If you have concerns about a rebuilding project in your neighbourhood, follow these steps:

1. Discuss your concern with the leaseholder.
2. If you are not able to reach the leaseholder, contact the builder; all builders are required to post their contact information on the construction site.
3. Call Bylaw Enforcement at 780-852-5514.

Development / Utility Servicing Requirements

Municipal approval of the development and utility servicing for a site is required to be submitted along with the Building Permit application. This section outlines site servicing expectations for developments in Jasper.

	Small Lot Residential Lots	Multi-residential, Hotels, Commercial, Industrial, and Institutional Developments
Site Access	If property access is created or modified, municipal approval is required to determine that no tripping hazard is created, and that traffic safety will not be impacted on adjacent walkways and roadways.	
	Vehicle access should be relegated to the rear lane whenever possible.	- Avoid creating tripping hazards (breaks in grade should be less than 3/8"). - Provide accessible connections to a site.
Waste and Recycling	All residential construction waste is considered commercial waste and cannot be disposed of in municipal waste collection bins. Sorted or unsorted waste must be taken directly to the transfer station bin by the contractor. Contact the Jasper Waste Transfer Station to confirm acceptable waste types prior to transport. Unacceptable waste types must be disposed of at a facility outside of the park. Cardboard can be taken directly to the Municipality of Jasper Operations building.	All commercial construction must have a waste management plan for construction waste. The plan must include an on-site bin and procedures for emptying full bins at the Hinton land fill. A waste management plan must also include where the HaulAll bins will be located on the property so that we can determine if our truck can access them: • Design Vehicle – 24' x 12' HaulAll HyPak • Keep grades to < 3° • Design access to avoid or limit reversing vehicle (where possible)
Water	- 25 mm service connection - Up to two services per lot	Over 25 mm will need to be individually reviewed in hydraulic model
Waste water	- 150 mm service connection - Up to two services per lot	- 150 mm - Individual service applications will be reviewed in hydraulic model

	Small Lot Residential Lots	Multi-residential, Hotels, Commercial, Industrial, and Institutional Developments
Storm Servicing	No onsite management required. No municipal requirement but Parks Canada LUP requires that stormwater be managed on site through infiltration. Ensure eaves and downspouts drain to soft surface areas.	Onsite management required, except for the central business district (CBD). CBD applications reviewed in hydraulic model
	Grading in Cabin Creek: The combination of ground disturbance from demolition and re-installation of utilities meant that the Municipality of Jasper has had to prepare a new community grading plan for Cabin Creek West to re-establish pre-existing grades and stormwater flows in the neighbourhood. The grading plan identifies elevations at the property lines of each lot in Cabin Creek and should be used to set 'design grades' at property lines. See the Cabin Creek Community Drainage Plan. If you or your builders have any questions about drainage, please do not hesitate to reach out to muniapprovals@jasper-alberta.ca	

Servicing Providers and Contact Information

Municipality of Jasper	Services: See above	muniapprovals@town.jasper.ab.ca
ATCO Gas	As part of our emergency response to the Jasper wildfire, ATCO disconnected natural gas to all properties impacted by the fire. To obtain natural gas service, start by setting up an account on our portal by visiting quickconnect.atco.com Detailed steps on obtaining natural gas service can be found on ATCO's New Natural Gas Service Line or Changes page. When setting up your natural gas service, here are some important items of note:-When working with your insurance provider, ATCO recommends including the cost of a new service in the estimate of rebuild costs. The cost of the new service will be determined based on ATCO's current Schedule of Non-Discretionary Charges. As of February 2025, for most residential services, this will be \$1,029 in summer conditions and \$1,327 under winter conditions. • A natural gas line cannot be installed under an electrified building, or under the eaves of an electrified building (ex. shed or detached garage). ATCO can help determine where the natural gas will be served from. • Typically, only one meter will be installed per residential property. If multiple buildings on the property require gas service, this can be accomplished through the installation of a secondary. • In general, 1 m of clearance is required from the regulator vent to windows, vents, air takes and any possible source of ignition. Refer to Outside Meter Set Space Requirements for detailed information regarding meter set installation. • To minimize delays, it's important to ensure that your property is within 150 mm (6") of final grade before service line installation. Other requirements your site needs to meet before installation are outlined in our Site Readiness Requirements. • Full Terms and Conditions of service can be found on ATCO's website. For any questions, please contact us at 310-5678 (in Alberta) or 1-888-511-7550 (outside Alberta).	

Servicing Providers and Contact Information (continued)

ATCO Electric	Service supports: • Connect newly built home to the electricity grid • Run temporary electricity service for a construction project • Relocate power line or meter • Upgrade or downgrade power services • Power yard or security lights • Remove electrical facilities no longer need • Connect a generator or micro generator to the grid	ATCO Electric New Connections & Changes Contact ATCO Electric 1-800-668-2248
----------------------	--	---

Fees

Fees are current as of August 18, 2026, and are subject to change.

Development and Building Permit Fees (Parks Canada)	• There is currently no fee for a development permit. • The fee for a building permit is \$7/\$1000 of construction cost. • The amounts listed above represent a temporary blanket fee reduction for land use planning and development permit fees in response to the unique circumstances caused by the Jasper Wildfire.
Off-site Levies (Municipality of Jasper)	The Off-Site Levy Bylaw was updated in 2026, and that the current rates and requirements can be found in Bylaw #276 .
Service Connection Fees (Municipality of Jasper)	Water and wastewater servicing in Jasper is governed by the Jasper Water Services Bylaw (Bylaw #178) and Jasper Sewer and Drainage Bylaw (Bylaw #14). Costs for new service lines and upgrades shall be covered by the applicant. Contractors must contact Theo Charpy, Utility Construction Coordinator , at tcharpy@jasper-alberta.ca or 789-931-5959 prior to making connections to municipal water and sewer mains. Please provide at least 48 hours' notice to schedule inspections.