

**MUNICIPALITY OF JASPER**  
**BYLAW #276**

**BEING A BYLAW OF THE MUNICIPALITY OF JASPER WITH RESPECT TO THE DETERMINATION AND COLLECTION OF OFF-SITE LEVIES FOR THE DEVELOPMENT OR REDEVELOPMENT OF RESIDENTIAL AND NON-RESIDENTIAL PROPERTIES WITHIN THE TOWN OF JASPER**

**WHEREAS** in accordance with Section 5.4 of the Agreement for the Establishment of Local Government in the Town of Jasper, the Minister has agreed "... to require payment of all appropriate off-site levies by the developers to the Municipality of Jasper";

**AND WHEREAS** Council of the Municipality of Jasper wishes to establish off-site levies for:

- (a) new or expanded facilities for the storage, transmission, treatment or supplying of water;
- (b) new or expanded facilities for the treatment, movement or disposal of sanitary sewage, and;
- (c) new or expanded storm sewer drainage facilities

**AND WHEREAS** the Municipality has engaged ISL Engineering and Land Services Ltd. to prepare the Jasper Utility Master Plan dated August 21, 2025, and the Jasper Off-Site Levy Update dated August 21, 2025;

**AND WHEREAS** the Jasper Utility Master Plan details the water, sanitary sewage and storm sewage drainage facilities that are required to be constructed or upgraded as a result of subdivision or development or which are impacted by subdivision or development;

**AND WHEREAS** the Jasper Off-Site Levy Update considers the fair and equitable calculation and allocation of off-site levies for water, sanitary sewage and storm sewer drainage facilities;

**AND WHEREAS** based upon the information and principles set out in the Jasper Off-Site Levy Update and Jasper Utility Plan, the Council of the Municipality of Jasper wishes to adopt a bylaw to set out the object of off-site levies, set the amount of off-site levies, indicate how the off-site levies are determined and provide for the payment of off-site levies;

**NOW THEREFORE BE IT RESOLVED THAT THE COUNCIL OF THE MUNICIPALITY OF JASPER IN THE PROVINCE OF ALBERTA, DULY ASSEMBLY, ENACTS AS FOLLOWS:**

**1. Citation**

- 1.1. This bylaw may be cited as the "Jasper Off-site Levies Bylaw 2026".

**2. Definitions**

- 2.1. In this bylaw:
  - (a) "*Accessory dwelling unit*" means an independent dwelling unit on a site that is associated with a larger principal dwelling unit. This term includes secondary suites, garden suites, and garage suites.
  - (b) "*Agreement for the Establishment of Local Government in the Town of Jasper*" means the Agreement for the Establishment of Local Government in the Town of Jasper signed by the Minister of Canadian Heritage on June 13, 2001;
  - (c) "*Building permit*" means a document issued by the superintendent or their delegate under the Town of Jasper Land Use Policy that authorizes the construction, alteration, or demolition of a building. Where a building permit is issued by the Municipality of Jasper, it refers to the authorization granted under municipal bylaws and the Alberta Safety Codes Act for the same purposes.
  - (d) "CAO" means the individual duly appointed to that position for the Municipality of Jasper at any given time and includes any person authorized to act for and in the name of that individual;
  - (e) "*Consumer price index*" means the consumer price index published annually by Statistics Canada to reflect rates of inflation;
  - (f) "*Council*" means the Council of the Municipality of Jasper;

- (g) “*Development*” means a building or an addition to or replacement of a building and includes redevelopment;
- (h) “*Development permit*” means a document issued under the Town of Jasper Land Use Policy or the Municipality’s Land Use Bylaw, as the case may be, that permits a specific development and includes, where applicable, a plan or drawings, specification or other documents;
- (i) “*Dwelling unit*” means two or more rooms connected as a separate unit in the same structure and constituting an independent unit for residential occupancy. Dwelling units include both primary and accessory units (secondary suites, garage suites and garden suites).
- (j) “*Gross floor area*” means the total floor area of all floors of a building with a clear ceiling height of 1.8 metres or more, contained within the outside of the exterior and basement walls or glazing line of windows, but excluding enclosed or open parking and loading areas and floor areas devoted exclusively to mechanical or electrical equipment servicing the development;
- (k) “*Jasper Community Sustainability Plan*” means the Jasper Community Sustainability Plan approved by the Minister of Environment and Minister responsible for Parks Canada effective September 2011 pursuant to the *Canadian National Parks Act*, as amended or replaced from time to time;
- (l) “*Minister*” means the Minister responsible for the Parks Canada Agency in accordance with the *Canadian National Parks Act*;
- (m) “*Municipality*” and “*Municipality of Jasper*” means the Municipality of Jasper in Jasper National Park in the Province of Alberta;
- (n) “*Non-residential*” means uses described in the Jasper Community Sustainability Plan, which are not residential;
- (o) “*Off-site levies*” means the off-site levies established and authorized under Section 5.4 of the Agreement for the Establishment of Local Government in Jasper or Part 17 of the Municipal Government Act (Alberta), as the case may be, and described in this Bylaw;
- (p) “*Residential*” means residential uses described in the Jasper Community Sustainability Plan including dwelling units in any form as described in the Town of Jasper Land Use Policy or the Municipality’s Land Use Bylaw, as the case may be;
- (q) “*Superintendent*” means an officer appointed under the Parks Canada Agency Act who holds the office of superintendent of a park or of a national historic site of Canada, and includes any person appointed under the Act who is authorized by such an officer to act on the officer’s behalf, and
- (r) “*Town*” and “*Town of Jasper*” means the Town of Jasper as defined in the Agreement for the Establishment of Local Government in Jasper.

2.2. The following schedules are attached to and form part of this bylaw:

Schedule “A”: Off-Site Levies

### 3. Purpose and Object of Bylaw

3.1. The purpose of this bylaw is to:

- (a) impose and provide for the payment of off-site levies in respect of the subdivision and development of lands in the Town of Jasper which will require or impact new or upgraded water, sanitary sewage and storm sewer drainage facilities;
- (b) set out the object of the off-site levies; and
- (c) indicate how the amount of off-site levies was determined and will be calculated.

- 3.2. The object of the off-site levies set out in this bylaw is to pay for all, or any portion, of the capital costs for any or all of the following:
- (a) new or upgraded water, sanitary sewage and storm sewer drainage facilities required for or impacted by subdivision or development; and
  - (b) land required for or in connection with the facilities described in subsection (a).

#### **4. Imposition of Levy**

- 4.1. The Municipality of Jasper requests the Minister to require payment to the Municipality of, and if applicable Council imposes, off-site levies for development within the Town of Jasper.
- 4.2. Off-site levies shall be determined, calculated and payable in accordance with the provisions of this bylaw.

#### **5. Determination and Calculation of Off-Site Levies**

- 5.1. The off-site levies set out in this Bylaw were determined in accordance with the information and calculations from the Jasper Utility Master Plan and Jasper Off-Site Levy Update, which are incorporated into this bylaw by reference.
- 5.2. Off-site levies will be calculated as follows:
- (a) Residential: On a per dwelling unit basis, based on the increase in the total number of dwelling units as a result of the development. For the purposes of this Bylaw, “dwelling unit” has the meaning set out in the Town of Jasper Land Use Policy or the Municipality’s Land Use Bylaw, as the case may be, and includes on-site staff accommodation units.
  - (b) Non-Residential: On a per square foot of gross floor area basis, based on the increase in the gross floor area as a result of the development as set out in Schedule “A” to this bylaw.
- 5.3. In the case of a development composed of a combination of residential and non-residential uses, off-site levies shall be calculated as the total sum of off-site levies for residential and non-residential uses for the development.
- 5.4. The determination of the increase in the total number of dwelling units or gross floor area as a result of a development shall be based on the plans and specifications found in the approved development permit for the development.
- 5.5. Off-site levies for non-residential development shall be calculated in accordance with Section 5.2 and Schedule “A” of this Bylaw, based on the gross floor area constructed as certified by the relevant authority or as otherwise determined by the Municipality at the time of issuance of an occupancy permit.
- (a) Where off-site levies have not previously been paid, levies shall be calculated on the total gross floor area of non-residential development constructed, and;
  - (b) Where off-site levies have previously been paid, levies shall be calculated only on the portion of gross floor area that exceeds the gross floor area for which off-site levies have already been paid.
- 5.6. On March 1 of each year commencing March 1, 2026,
- (a) the amount of off-site levies described in Schedule “A” to this Bylaw shall be altered by a factor equal to the most recently published Statistics Canada annual “all goods and services” Consumer Price Index figure for the Province of Alberta, and;
  - (b) the revised off-site levies will be published by the Municipality.

#### **6. Payment of Off-site Levies**

- 6.1. Off-site levies shall become payable by a leaseholder to the Municipality:
- (a) prior to the issuance of a building permit and after the issuance of a development permit to the leaseholder for the development for which off-site levies apply, if the development permit is approved by Parks Canada, or;

- (b) at the time specified in the approved development permit or development agreement if the development permit is approved by the development authority for the Municipality.

and will be in addition to any other levies, fees or charges imposed as a condition of development permit approval.

- 6.2. Off-site levies shall be returned to the leaseholder with respect to any amounts of gross floor area or dwelling units for which off-site levies have been paid but which are certified by the relevant authority or determined by the Municipality as not constructed at the time of issuance of an occupancy permit for the development. No interest will be calculated or payable by the Municipality to the leaseholder.
- 6.3. Off-site levies shall be returned to the leaseholder with respect to:
  - (a) any dwelling units for which off-site levies have been paid but with respect to which the building permit has expired as provided for and certified by the relevant authority or determined by the Municipality, and;
  - (b) any amounts of gross floor area for which off-site levies have been paid but with respect to which the building permit has expired as provided for and certified by the relevant authority or determined by the Municipality.No interest will be calculated or payable by the Municipality to the leaseholder.
- 6.4. Any payment of off-site levies imposed by this bylaw that is not paid when due is a debt owing by the leaseholder to the Municipality and will be subject to interest in accordance with any policies adopted by the Municipality from time to time.
- 6.5. Parks Canada shall not be liable for unpaid off-site levies due and payable by any other leaseholder.

## **7. Exemptions**

- 7.1. Council may, from time to time and by resolution exempt from the collection of off-site levies:
  - (a) development on lands owned in whole or in part by a public body or bodies, where such development will be used in whole or in part for public service purposes, or
  - (b) the development of lands which, in the opinion of Council, will not require or impact new or upgraded water, sanitary sewage and storm sewage drainage facilities.

## **8. Off-site Levies Administration and Fund**

- 8.1. All funds derived from the application of this bylaw shall be set up as reserve funds to pay all or part of the capital costs of all or any of the following:
  - (a) new, upgraded or expanded facilities for the storage, transmission, treatment or supplying of water;
  - (b) new, upgraded or expanded facilities for the treatment, movement or disposal of sanitary sewage, and;
  - (c) new, upgraded or expanded storm sewage drainage facilities.
- 8.2. Council delegates to the CAO the power and responsibility to administer and enforce this bylaw and establish, maintain and administer the off-site levies funds in accordance with this bylaw.
- 8.3. The CAO must, at least once per calendar year, provide Council with a report detailing all off-site levies imposed under this bylaw, collections and expenditures during the previous calendar year, unpaid off-site levy amounts owing as at the end of the previous calendar year.

## **9. Severability**

- 9.1. Each provision of this bylaw is independent of all other provisions. If any provision of this bylaw is declared invalid for any reason by a court of competent jurisdiction, all other provisions of this bylaw will remain valid and enforceable.

**10. Repeal and Effective Date**

- 10.1. This bylaw comes into force and effect on the date on which it receives third reading and is passed.
- 10.2. Bylaw #187, Jasper Off-site Levies Bylaw 2015, is repealed.

**READ** a first time this 17th day of February, 2026

**READ** a second time this 24th day of March, 2026

**READ** a third time and passed this 21st day of April 2026

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Mayor

\_\_\_\_\_  
Chief Administrative Officer

**Schedule "A"**  
**Off-site Levies**

	<b>Levy Rate</b>	
	<b>Non-Residential</b>	<b>Residential</b>
<b>Water</b>	\$2.19 / square foot	\$1,693.30 / dwelling unit
<b>Wastewater</b>	\$3.35 / square foot	\$2,593.07 / dwelling unit
<b>TOTAL</b>	\$5.53 / square foot	\$4,286.36 / dwelling unit