

MUNICIPALITY OF JASPER  
**REGULAR COUNCIL MEETING AGENDA**  
April 21, 2026 | 1:30 pm  
Jasper Library & Cultural Centre – Quorum Room  
[Municipality of Jasper Strategic Priorities 2026-2030](#)



**Notice:** Council members and staff are at the Jasper Library & Cultural Centre. Members of the public can attend meetings in person; view meetings through the Zoom livestream; or view archived Council meetings on YouTube at any time. All regular and committee meetings of Council are video recorded and archived on YouTube.

**To live-stream this meeting starting at 1:30 pm, use this Zoom link:** <https://us02web.zoom.us/j/87657457538>

**1 CALL TO ORDER**

**2 APPROVAL OF AGENDA**

2.1 Regular meeting agenda, April 21, 2026 attachment

*Recommendation: That Council approve the agenda for the regular meeting of April 21, 2026 as presented.*

**3 APPROVAL OF MINUTES**

3.1 Regular meeting minutes, April 7, 2026 attachment

*Recommendation: That Council approve the minutes of the April 7, 2026 Regular Council meeting as presented.*

3.2 Committee of the Whole meeting minutes, April 14, 2026 attachment

*Recommendation: That Council approve the minutes of the April 14, 2026 Committee of the Whole meeting as presented.*

**4 DELEGATIONS**

4.1 Mayor's Recognition Awards Recipients verbal

4.2 Accurate Assessment Group Ltd. – Troy Birtles attachment

*Recommendation: That Council receive the presentation from Accurate Assessment Group Ltd. for information.*

**5 CORRESPONDENCE**

**6 NEW BUSINESS**

6.1 Director's Report – Protective & Legislative Services attachment

*Recommendation: That Council receive the report for information.*

6.2 2025 Tax Recovery Auction attachment

*Recommendation: That Council approve that properties, subject to 2025 Tax Recovery Notification List be offered for sale by way of public auction; and*

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*That the auction be held in the Council Chambers of the Municipality on Thursday, June 11, 2026, at 2:00pm MDT in accordance with the requirements of the Municipal Government Act, and that reserve bids for properties be set at their 2026 assessed values.*

6.3 Jasper Off-Site Levies Bylaw 2026

attachment

*Recommendation: That Council read for the third time, Bylaw #276, being a bylaw of the Municipality of Jasper in the province of Alberta 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.*

6.4 JMHC Connaught Below Market Housing Loan Guarantee Bylaw

attachment

*Recommendation: That Council read for the first time, Bylaw #278, being a bylaw of the Municipality of Jasper in the province of Alberta to authorize a loan guarantee for the Jasper Municipal Housing Corporation.*

*That Council read for the second time, Bylaw #278, being a bylaw of the Municipality of Jasper in the province of Alberta to authorize a loan guarantee for the Jasper Municipal Housing Corporation.*

6.5 Wildfire Utility Repairs Phase 1: Water Service Line Valves

*Recommendation: That Council amend the 2026 capital budget to include the Wildfire-Affected Utility Repairs – Phase 1 project at a total budget of \$2,015,000, funded as follows:*

- *Disaster Recovery Program: \$1,505,000*
- *Utility Capital Reserve: \$510,000.*

6.6 Purchase of 1249 Cabin Creek Drive

*Recommendation: That Council approve the purchase of the 1249 Cabin Creek Drive for \$355,000 as presented.*

**7 NOTICES OF MOTION**

**8 COUNCILLOR REPORTS**

**9 UPCOMING EVENTS**

[West Central Airshed Society](#) Open House – 12-2pm, April 27, Jasper Yellowhead Museum & Archives

Wildfire Resiliency Information Session – 7pm, April 29, Jasper Activity Centre

Emergency Preparedness Week – May 3-9

Emergency Preparedness Open House – 3-7pm, May 6, Fire Hall

Community FireSmart Day – May 9

[Federation Canadian Municipalities Annual Conference](#) – June 4-7, Edmonton

**10 ADJOURNMENT**

*Recommendation: That, there being no further business, the regular meeting of April 21, 2026 be adjourned at*

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**AGENDA ITEM 3.1**

Municipality of Jasper  
**Regular Council Meeting Minutes**  
Tuesday, April 7, 2026 | 1:30pm  
Jasper Library & Cultural Centre, Quorum Room

Virtual viewing and participation	Council attendance is in Council chambers at the Jasper Library & Cultural Centre. This meeting was also conducted virtually and available for public livestreaming through Zoom. Public viewing during Council meetings is through both Zoom livestreaming and in-person attendance. Public participation is facilitated through in-person attendance.		
Present	Deputy Mayor Danny Frechette, Councillors Kathleen Waxer, Laurie Rodger, and Wendy Hall.		
Absent	Mayor Richard Ireland, Councillors Ralph Melnyk and Kable Kongsrud		
Also present	Bill Given, Chief Administrative Officer Natasha Malenchak, Director of Finance & Administration Courtney Donaldson, Director of Operations & Utilities Doug Olthaf, Director of Recovery Beth Sanders, Director of Urban Design & Standards Emma Acorn, Legislative Services Coordinator George Andrew, Resident Paul Butler, Jasper Park Chamber of Commerce Bob Covey, The Jasper Local 26 observers		
Call to order	Deputy Mayor Frechette called the April 7, 2026 Regular Council meeting to order at 1:30pm.		
Additions/deletions to agenda	none		
Approval of agenda #139/26	MOTION by Councillor Hall – BE IT RESOLVED that Council approve the agenda for the April 7, 2026 Regular Council meeting as presented.		
	FOR 4 Councillors	AGAINST 0 Councillors	CARRIED
Approval of Regular minutes #140/26	MOTION by Councillor Hall – BE IT RESOLVED that Council approve the minutes of the March 17, 2026 Regular Council meeting as presented.		
	FOR 4 Councillors	AGAINST 0 Councillors	CARRIED
Approval of Committee of the Whole minutes #141/26	Councillor Rodger noted the wording needed an amendment in the description of the 2025 Tax Recovery Auction item.		
	MOTION by Councillor Waxer – BE IT RESOLVED that Council approve the minutes of the March 24, 2026 Committee of the Whole meeting as amended:		
	<ul style="list-style-type: none"><li>The description for the 2025 Tax Recovery Auction item should read; “Councillor Rodger declared a conflict of interest; as he has close family that holds a mortgage on one of the properties, and left the meeting at 9:39am.”</li></ul>		
	FOR 4 Councillors	AGAINST 0 Councillors	CARRIED
Approval of Public Hearing meeting minutes #142/26	MOTION by Councillor Rodger – BE IT RESOLVED that Council approve the minutes of the March 24, 2026 Public Hearing meeting as presented.		
	FOR 4 Councillors	AGAINST 0 Councillors	CARRIED

Business arising from minutes	none		
Delegations – Accurate Assessment Group Ltd. #143/26	Council received a presentation from Troy Birtles of Accurate Assessment Group Limited. Mr. Birtles reviewed the presentation which was included in the agenda package and answered Council questions.  MOTION by Councillor Rodger – BE IT RESOLVED that Council receive the presentation for information.	FOR 4 Councillors	AGAINST 0 Councillors  CARRIED
Delegations	Council opened the floor to delegations. Resident George Andrew rose to speak to Item 6.3 on today’s agenda.  Councillor Rodger declared a conflict of interest; as he has a close family member that holds a mortgage on one of the properties. He left the meeting at 2:17pm.  CAO Given noted that Council lost Quorum with Councillor Rodger declaring a conflict of interest. While it was acknowledged that Council could take no action, as a courtesy, remaining Council members chose to hear from delegations expecting to speak to item 6.3.  Mr. Andrew requested an extension, of at least two months, on the Tax Recovery Auction which is listed as an item for decision on today’s agenda.  Paul Butler, Executive Director of the Jasper Park Chamber of Commerce, also addressed Council and shared his concerns with the Tax Recovery Auction and the penalties which were incurred.  Councillor Rodger returned to the meeting at 2:35pm.		
Recess	Deputy Mayor Frechette called a recess from 2:35pm to 2:45pm.		
Correspondence	none		
Jasper Recovery Coordination Centre Progress Update #144/26	Council received a Jasper Recovery Coordination Centre Progress Update from Director of Recovery Doug Olthaf. Highlights included a summary of key recovery activities as well as a deeper dive into interim housing.  MOTION by Councillor Rodger – BE IT RESOLVED that Council direct Administration to undertake efforts to increase public awareness about the impending deadline with respect to insurance claims.	FOR 4 Councillors	AGAINST 0 Councillors  CARRIED
#145/26	MOTION by Councillor Hall – BE IT RESOLVED that Council receive the report for information.	FOR 4 Councillors	AGAINST 0 Councillors  CARRIED
Director’s Report – Operations & Utilities #146/26	Council received a department update from Director of Operations & Utilities Courtney Donaldson. The report provided information on major projects; staffing; service trends; communications; and engagement. The report is included in the agenda package.  MOTION by Councillor Waxer – BE IT RESOLVED that Council receive the report for information.	FOR 4 Councillors	AGAINST 0 Councillors  CARRIED

2025 Tax Recovery Auction	<p>Councillor Rodger noted that he would again declare a conflict of interest.</p> <p>CAO Bill Given reviewed the relevant legislation and process to be followed when losing Quorum due to a declared conflict of interest and advised moving Item 6.3 to the next Regular Council meeting date.</p>
#147/26	<p>MOTION by Councillor Rodger – BE IT RESOLVED that Council table Item 6.3 on today’s agenda, the 2025 Tax Recovery Auction, to the next Regular Council meeting.</p> <p>FOR 4 Councillors</p> <p>AGAINST 0 Councillors</p> <p style="text-align: right;">CARRIED</p>
Jasper Skatepark Final Financing	<p>Director of Finance &amp; Administration Natasha Malenchak provided Council with updated numbers; since last week’s Committee of the Whole meeting; following further contributions made by the Jasper Skatepark Committee.</p>
#148/26	<p>MOTION by Councillor Hall – BE IT RESOLVED that Council approve the use of Annual General Capital Reserve in the amount of up to \$21,706.66 to offset the outstanding amount owing from the Skatepark Committee.</p> <p>FOR 4 Councillors</p> <p>AGAINST 0 Councillors</p> <p style="text-align: right;">CARRIED</p>
Unsolicited Donations – Post Wildfire #149/26	<p>MOTION by Councillor Rodger – BE IT RESOLVED that Council approve the transfer of \$32,625.44 in unsolicited donations received post wildfire to the Jasper Community Team Society’s Caring Community Fund.</p> <p>FOR 4 Councillors</p> <p>AGAINST 0 Councillors</p> <p style="text-align: right;">CARRIED</p>
Transit Fleet Procurement	<p>Council asked about an item on the Motion Action List; which is included in Committee of the Whole meeting agendas, regarding the 2025 Annual Transit Service Update. Mr. Given confirmed the timeline and expectations for the report.</p>
#150/26	<p>MOTION by Councillor Rodger – BE IT RESOLVED that Council:</p> <ul style="list-style-type: none"> <li>• Amend the approved capital budget to remove the item “Transit Fleet Zero Emission Bus Purchase (3)” in the total amount of “\$2,250,000”;</li> <li>• Amend the approved capital budget to add the item “Transit Bus Purchase” in the total amount of \$2,250,000; and</li> <li>• Direct administration to proceed with transit fleet procurement.</li> </ul> <p>FOR 4 Councillors</p> <p>AGAINST 0 Councillors</p> <p style="text-align: right;">CARRIED</p>
Parking Authority Bylaw Update #151/26	<p>MOTION by Councillor Hall – BE IT RESOLVED that Council read for the third time, Bylaw #277, being a bylaw of the Municipality of Jasper in the province of Alberta to establish the Municipality of Jasper Parking Authority 2026.</p> <p>FOR 4 Councillors</p> <p>AGAINST 0 Councillors</p> <p style="text-align: right;">CARRIED</p>
Jasper Off-Site Levies Bylaw 2026	<p>Mr. Given confirmed certification; which is required before final reading, was not received from Parks Canada in time for the meeting today. Following process this item will be added to the April 21, 2026 Regular Council meeting agenda.</p>
Notices of Motion	<p>none</p>
Councillor Reports	<p>Councillor Frechette took part in the Community Futures West Yellowhead business walk in Jasper last week, as well as the re-opening of Adriano Laundry Service.</p>

Upcoming events Council received a list of upcoming events for information.

Adjournment #152/26 MOTION by Councillor Rodger – BE IT RESOLVED that, there being no further business, the Regular Council meeting of April 7, 2026 be adjourned at 3:55pm.

FOR  
4 Councillors

AGAINST  
0 Councillors

CARRIED

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Mayor

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Chief Administrative Officer

## AGENDA ITEM 3.2

Municipality of Jasper  
**Committee of the Whole Meeting Minutes**  
Tuesday, April 14, 2026 | 9:30am  
Jasper Library & Cultural Centre, Quorum Room

Virtual viewing and participation	Council attendance is in Council chambers at the Jasper Library & Cultural Centre. This meeting was also conducted virtually and available for public livestreaming through Zoom. Public viewing during Council meetings is through both Zoom livestreaming and in-person attendance. Public participation is facilitated through in-person attendance.		
Present	Mayor Richard Ireland, Deputy Mayor Danny Frechette, Councillors Ralph Melnyk, Kable Kongsrud, Wendy Hall, and Laurie Rodger		
Absent	Councillor Kathleen Waxer		
Also present	Bill Given, Chief Administrative Officer Beth Sanders, Director of Urban Design & Standards Christine Nadon, Director of Protective & Legislative Services Doug Olthaf, Director of Recovery Vidal Michaud, Utilities Manager Leanne Pelletier, Housing Manager Emma Acorn, Legislative Services Coordinator Bob Covey, The Jasper Local 15 observers		
Call to Order	Deputy Mayor Frechette called the April 14, 2026 Committee of the Whole meeting to order at 9:31am and began with a <a href="#">Traditional Land Acknowledgement</a> .		
Additions/deletions to the agenda #153/26	MOTION by Mayor Ireland that Committee amend the agenda for the April 14, 2026 Committee of the Whole with the addition of the following item: <ul style="list-style-type: none"><li>In-camera Item – 7.7 Land Matter</li></ul>		
	FOR 6 Councillors	AGAINST 0 Councillor	CARRIED
Approval of agenda #154/26	MOTION by Mayor Ireland that Committee approve the agenda for the April 14, 2026 Committee of the Whole meeting as amended: <ul style="list-style-type: none"><li>Add In-camera item 7.7 Land Matter</li></ul>		
	FOR 6 Councillors	AGAINST 0 Councillor	CARRIED
Business arising from minutes	none		
Delegations	none		
Correspondence – Insurance Bureau of Canada	Committee received correspondence; regarding statutory insurance claim deadlines; from Aaron Sutherland, Vice President of Western and Pacific divisions of the Insurance Bureau of Canada.		

#155/26	MOTION by Councillor Hall that Committee receive the correspondence from the Insurance Bureau of Canada for information.			
	FOR 6 Councillors	AGAINST 0 Councillor		CARRIED
9-1-1 Service Update	Committee received an Information Report from Director of Protective & Legislative Services Christine Nadon regarding upcoming changes to the local 9-1-1 Service.			
#156/26	MOTION by Councillor Melnyk that Committee receive the 9-1-1 Service Update report for information.			
	FOR 6 Councillors	AGAINST 0 Councillor		CARRIED
Revised Water Services Bylaw	CAO Bill Given and Utilities Manager Vidal Michaud reviewed a draft Water Services Bylaw which last received an update in 2014. Committee had many questions, suggestions, and required clarification on the updates and revisions.			
#157/26	MOTION by Mayor Ireland that Committee direct Administration to revise the draft Water Services Bylaw and return to a future Committee of the Whole meeting.			
	FOR 6 Councillors	AGAINST 0 Councillor		CARRIED
Recess	Deputy Mayor Frechette called a recess from 10:32am to 10:40am.			
Wildfire Utility Repairs Phase 1: Water Service Line Valves	Director of Recovery Doug Olthaf reviewed recommendations and alternatives regarding needed repairs to specific water lines following the 2024 Jasper Wildfire Complex. Mr. Given and Mr. Michaud also assisted with Committee questions.			
#158/26	MOTION by Mayor Ireland that Committee recommend Council amend the 2026 capital budget to include the Wildfire-Affected Utility Repairs – Phase 1 project at a total budget of \$2,015,000, funded as follows:			
	<ul style="list-style-type: none"> <li>• Disaster Recovery Program: \$1,505,000</li> <li>• Utility Capital Reserve: \$510,000.</li> </ul>			
	FOR 6 Councillors	AGAINST 0 Councillor		CARRIED
Church Lands Memorandum of Understanding	Committee received a request for decision regarding a memorandum of understanding for the rebuilding of the two churches destroyed in the 2024 Jasper Wildfire Complex. Director of Urban Design & Standards Beth Sanders reviewed the purpose of the memorandum of understanding and the next steps that would be followed.			
#159/26	MOTION by Councillor Rodger that Committee direct Administration to enter into the Memorandum of Understanding as amended:			

- Change “land transfer” to “lease assignment” throughout the document.

FOR	AGAINST	
6 Councillors	0 Councillor	CARRIED

JMHC Connaught  
Below Market  
Housing Loan  
Guarantee Bylaw  
#160/26

Housing Manager Leanne Pelletier reviewed a request for decision regarding a bylaw for the Jasper Municipal Housing Corporation Connaught Below Market Housing Loan Guarantee Bylaw.

MOTION by Mayor Ireland that Committee recommend Council give first and second reading to the Jasper Municipal Housing Corporation Connaught Below Market Housing Loan Guarantee Bylaw.

FOR	AGAINST	
6 Councillors	0 Councillor	CARRIED

Townsite Open-  
space & Trails  
Plans  
#161/26

Councillor Frechette shared his intentions with Committee as he asked for this item to be included on today’s agenda.

MOTION by Mayor Ireland that Committee direct Administration to circulate the existing 2003 Greenspace Vision Plan to all of Council and have this matter return to a future Committee of the Whole meeting.

FOR	AGAINST	
6 Councillors	0 Councillor	CARRIED

Move In-camera  
#162/26

MOTION by Councillor Melnyk to move in-camera at 11:59am to discuss agenda item:

- 7.7 Land Matter - ATIA s.29(1)(a)(c)

FOR	AGAINST	
6 Councillors	0 Councillors	CARRIED

Mr. Given, Ms. Sanders, Ms. Pelletier, and Ms. Acorn also attended the in-camera session.

Move out of  
camera  
#163/26

MOTION by Councillor Melnyk to move out of camera at 12:30pm.

FOR	AGAINST	
6 Councillors	0 Councillors	CARRIED

Mr. Given reviewed the request for decision which was added as an in-camera item to today’s agenda. The report addresses a property purchase and is attached to the meeting minutes.

Purchase of 1249  
Cabin Creek Drive  
#164/26

MOTION by Councillor Melnyk that Committee recommend Council approve the purchase of the 1249 Cabin Creek Drive for \$355,000 as presented.



ATTACHMENT to April 14, 2026 Committee of the Whole meeting minutes

**REQUEST FOR DECISION**

**Subject:** Purchase of 1249 Cabin Creek Drive  
**From:** Bill Given, Chief Administrative Officer  
**Date:** April 14, 2026



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**Recommendation:**

That Committee recommend Council approve the purchase of 1249 Cabin Creek Drive for \$355,000 as presented.

**Alternatives:**

- That committee receive the report for information and direct administration to discontinue the purchase.

**Background:**

- The Municipality owns 1251 Cabin Creek Drive and the residence on the site was destroyed in the 2024 wildfire.
- Council approved the Municipality’s Strategic Priorities on March 17, 2026 which include a priority on facilitating the development of diverse housing options to meet community needs.

**Discussion:**

The property at 1249 is adjacent to 1251 Cabin Creek Drive, which is already owned by the Municipality. Both properties were impacted by the 2024 wildfire, creating an opportunity to plan redevelopment across the two parcels in a coordinated manner. Consolidated development of the sites would support a higher overall unit yield than could be achieved independently, while improving site layout and infrastructure efficiency.

The property was evaluated using the Jasper Land & Asset Acquisition Framework and achieved a score of 435 out of 500 (87%), placing it within the high-priority acquisition range. The site is zoning-ready, serviced, and cleared, with no significant encumbrances, supporting timely development.

The Municipality has made an Offer to Purchase 1249 Cabin Creek Drive in the amount of \$355,000. The acquisition secures control of a site that is development-ready and aligned with housing objectives. The alternative option to not proceed would maintain the current reserve balance but would limit the Municipality’s ability to advance housing development on lands that are already well-positioned for that purpose.

**Strategic Relevance:**

- Facilitate development of diverse housing options to meet community needs.
- Align land use decisions to local priorities.
- Leverage JMHC to increase supply of below market housing.

**Inclusion Considerations:**

Increasing the supply of housing supports improved access to accommodation for a range of income levels and household types.

**Relevant Legislation:**

- Alberta Municipal Government Act

**Financial:**

The purchase price is \$355,000 and will be funded from the Community Housing Reserve. The approved 2026 budget projects a year-end reserve balance of \$563,739; this acquisition would reduce the balance to \$208,739.

**Attachments:**

- Property Overview – 1249 Cabin Creek Drive

## Property Overview

- Address: 1249 Cabin Creek Drive
- Legal: Lot 18, Block 39, Cabin Creek West – Multi-Unit Dwelling
- Lot Size: 338 m<sup>2</sup> (with adjacent municipal lot already owned)
- Asking Price: \$390,000
- Zoning: Multi-Unit Dwelling
- Condition: Vacant, serviced, cleared
- Acquisition Type: Straight sale anticipated

## Purpose

To evaluate the suitability of acquiring 1249 Cabin Creek Drive for staff housing, using the Jasper Land & Asset Acquisition Framework.

## Key Findings

- **The site achieved a weighted score of 435 / 500 (87%),** indicating strong alignment with municipal housing objectives.
- Existing municipal ownership of the adjacent lot significantly improves development potential, enabling:
  - higher unit yield,
  - lower cost per unit,
  - phased or consolidated development, and
  - a coordinated groundwater management solution.
- The site is zoning-ready, serviced, free of Parks lease restrictions, and has a low-risk acquisition timeline.

## Primary Risk

- Groundwater management is a known issue and represents the primary cost and schedule risk.
- This risk is mitigated by:
  - existing technical work underway, and
  - the ability to address groundwater across both parcels as a single system.

## Financial & Strategic Considerations

- Acquisition cost is reasonable given zoning, servicing, and consolidation potential.
- The combined site supports efficient delivery of near-term staff housing.
- Ownership strengthens long-term municipal flexibility (phasing, unit mix, land-banking).

## Weighted Site Score (0–500)

**Property:** 1249 Cabin Creek Drive

**Context:** Adjacent lot already owned by the Municipality

**Framework:** Jasper Land & Asset Acquisition Framework

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### Site attributes

Criterion	Weight	Rating (0–5)	Score	Rationale
Adjacencies	7	5	35	Adjacent lot already municipally owned; strong consolidation & phasing potential
Current state	6	5	30	Vacant, cleared, no debris
Vegetation & wildlife	6	5	30	Disturbed residential land; minimal environmental risk
Geology & topography	8	2	16	Known groundwater management issue

**Subtotal: 111 / 135**

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### Density

Criterion	Weight	Rating	Score	Rationale
Yield potential	13	4	52	Combined parcels increase achievable unit yield and building efficiency

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### Public infrastructure

Criterion	Weight	Rating	Score	Rationale
Proximity to amenities	4	4	16	Reasonable proximity to employment and services

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### Site servicing

Criterion	Weight	Rating	Score	Rationale
Utilities	10	4	40	Servicing intact; groundwater addressed separately

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### Land use

Criterion	Weight	Rating	Score	Rationale
Zoning	10	5	50	Zoned for Multi-Unit Dwelling
Subdivision / consolidation	11	5	55	No consolidation required; development-ready

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### Constraints

Criterion	Weight	Rating	Score	Rationale
Encumbrances	8	5	40	No Parks lease restrictions
Off-site considerations	9	4	36	No immediate rail/highway conflicts
Acquisition timeline	9	5	45	Straight sale anticipated

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### Total weighted score

**435 / 500 ( $\approx$  87%)**

This places the site firmly in **high-priority acquisition** range under the framework.

AGENDA ITEM 4.2



# Agenda



Introduction to Accurate Assessment Group



Municipality's assessment summary for this past year



Assessment Shifting



Assessment Complaints



What's Next



# ACCRATE

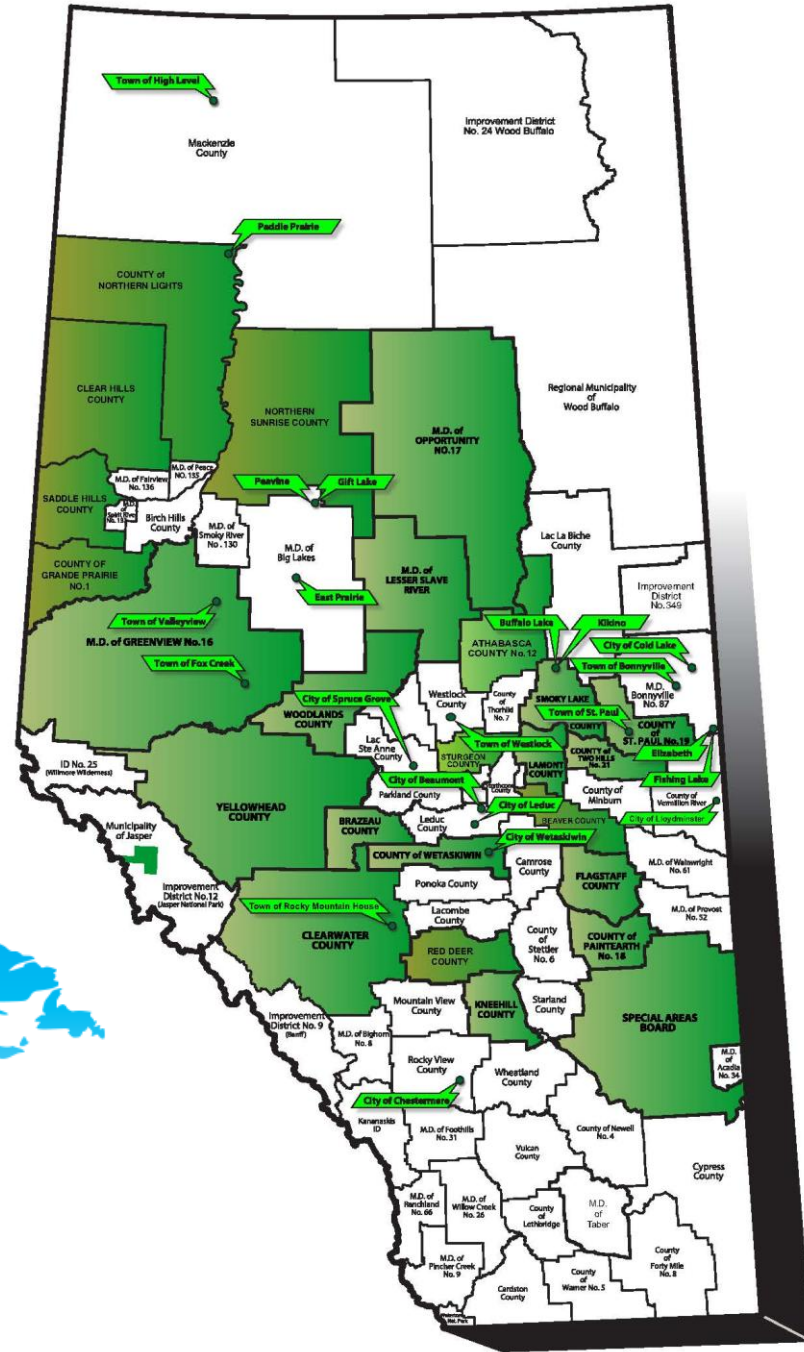
ASSESSMENT GROUP LTD.

FOUNDED IN 1997

## AAG's Client Partners



- ✓ 26 Rural Municipalities (Including DIP Assessment Services in 15)
- ✓ 7 Cities
- ✓ 7 Towns
- ✓ 8 Metis Settlements
- ✓ 2 First Nations



# Trusted Advisor



*At AAG, our purpose is to continuously seek improvement,  
and earn the role of Trusted Advisor.*



## TEAM DEPTH



*Specializing in all aspects of Municipal Property Assessment*

*400+ Years of Combined Experience*



## COMMUNICATION



*We connect with Rate Payers successfully*

*We communicate with Council, CAO's and Administration*



## DATA INTEGRITY



*Our technology drives best practices for assessment operations.*

*Leaders in quality control through technology and experience*



**Residential**



**Non-Residential**



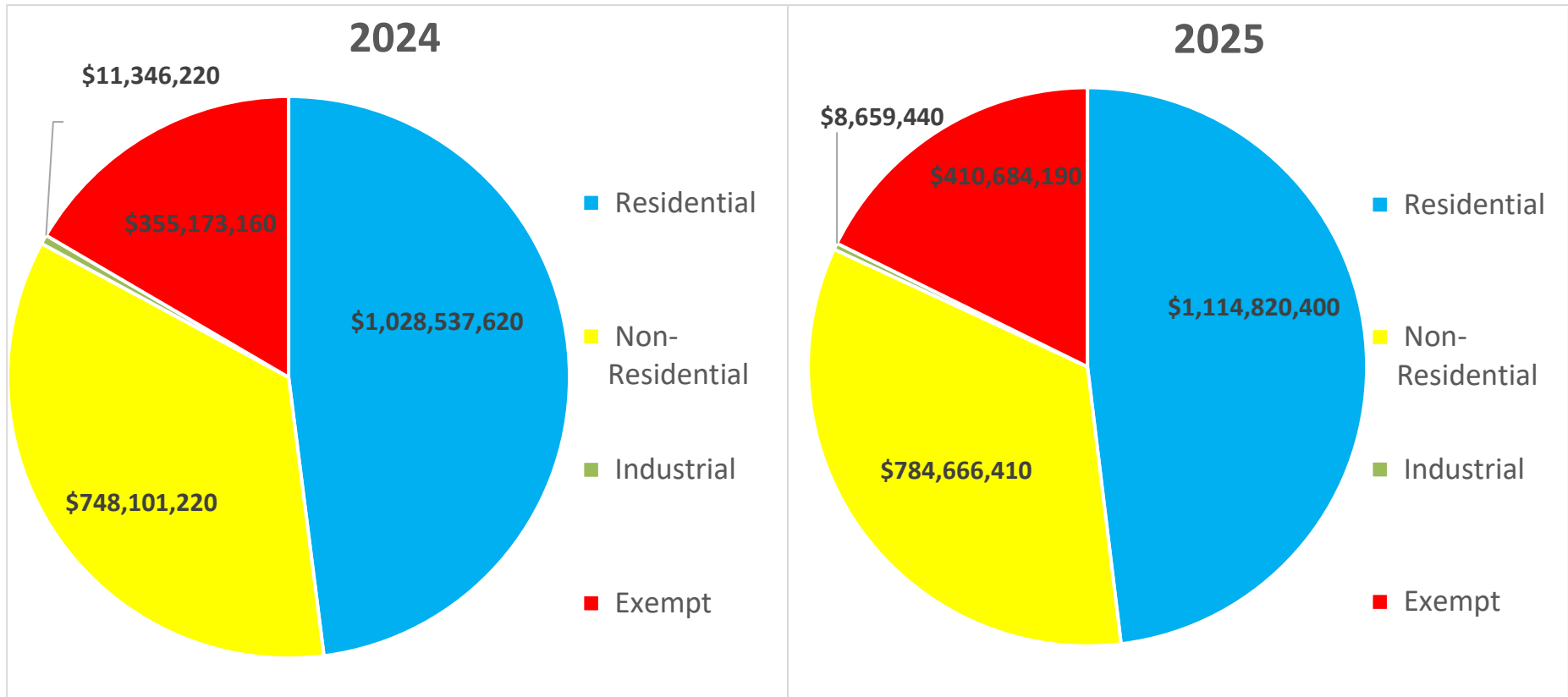
**Farmland**

<b>Troy Birtles, AMAA</b>	Assessment Manager
<b>Kris Meadows, AMAA</b>	Property Assessor
<b>Levi Stewart</b>	Property Assessor
<b>Tyler Birtles</b>	Property Assessor
<b>Colt Cannon</b>	Property Assessor
<b>Bob Daudelin, AMAA</b>	Assessment Specialist
<b>Kurt Hartman, AMAA</b>	Assessment Specialist
<b>Josh McMillan</b>	Property Assessor
<b>Jesse Nelson</b>	Property Assessor
<b>Cory Allen</b>	Property Assessor

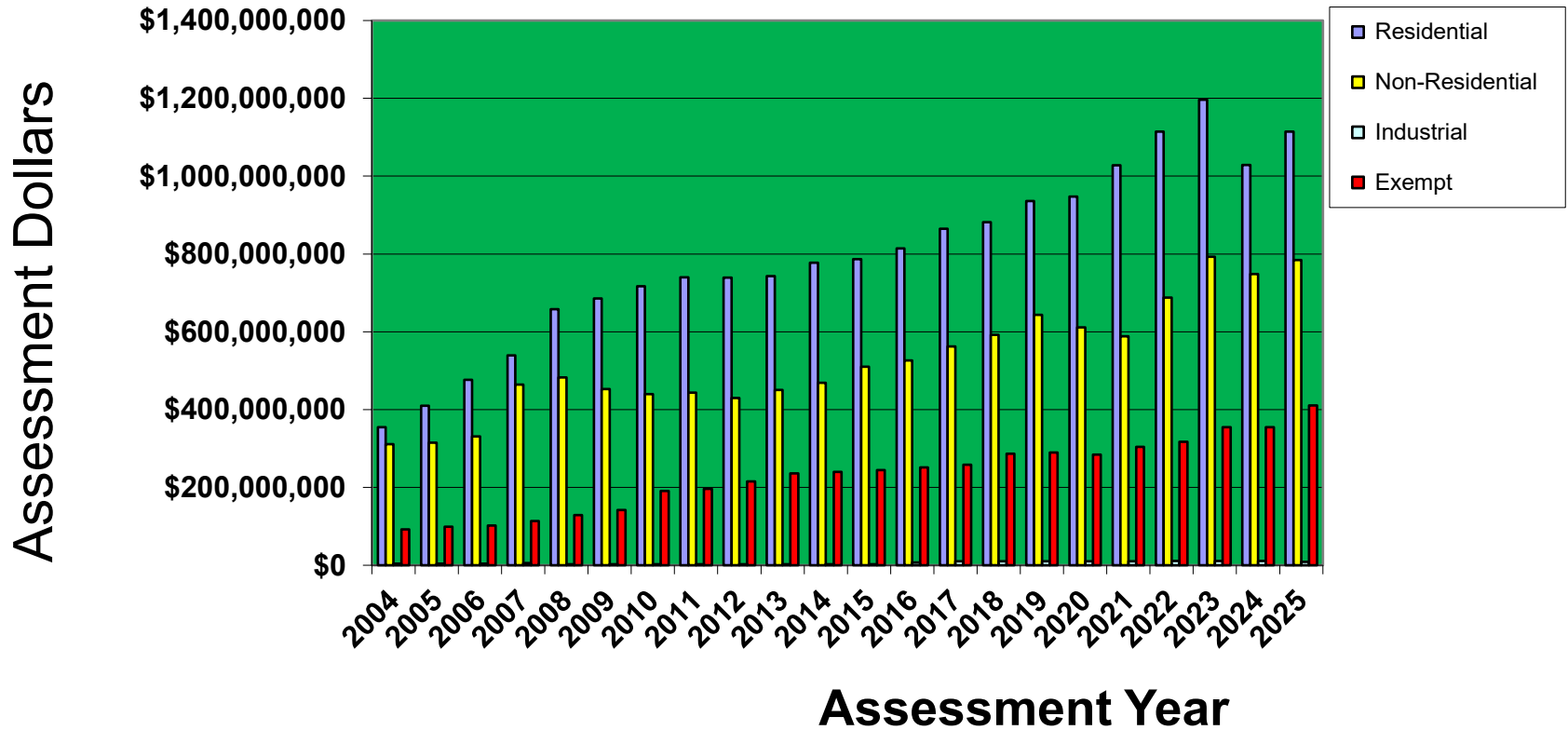
# 2024 Compared to 2025 Assessment

	2024	2025	Difference	
	Totals	Totals	\$	%
<b>Residential</b>	\$1,028,537,620	\$1,114,820,400	\$ 86,282,780	8%
<b>Non-Residential</b>	\$748,101,220	\$784,666,410	\$ 36,565,190	5%
<b>Industrial (DIP)</b>	\$11,346,220	\$8,659,440	\$ (2,686,780)	-25%
<b>Exempt</b>	\$355,173,160	\$410,684,190	\$ 55,511,030	17%
<b>Grand Total:</b>	<b>\$2,143,158,220</b>	<b>\$2,318,830,440</b>	<b>\$ 175,672,220</b>	<b>8%</b>

# 2024 vs 2025 By Assessment Category

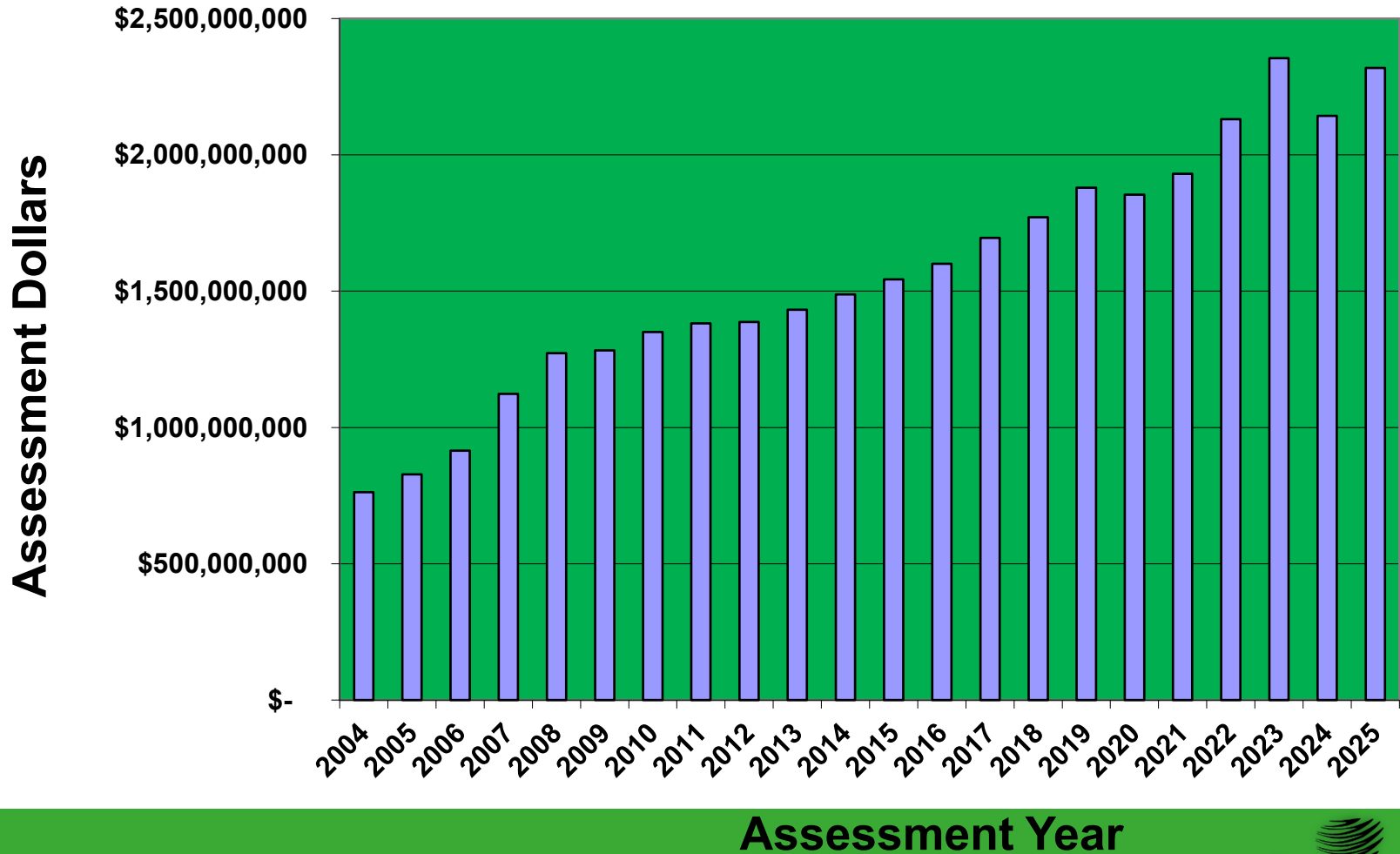


## Municipality of Jasper Assessment History Comparison





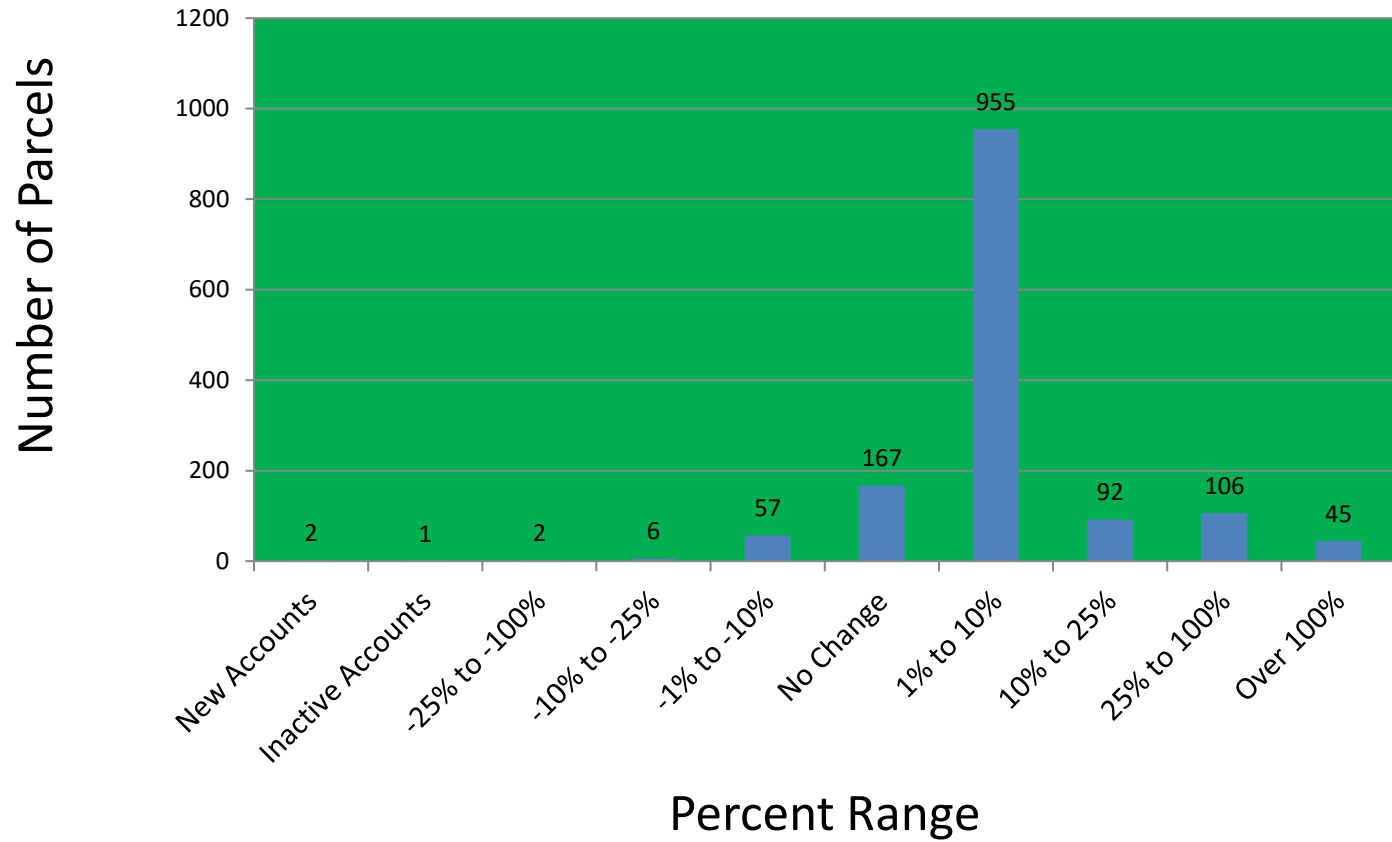
# Municipality of Jasper Assessment Total History Compare



# Taxable Assessment Change Compare by %

Range	Properties	%	
-25% to -100%	2	0.1	
-10% to -25%	6	0.4	
<b>-1% to -10%</b>	<b>57</b>	<b>4.0</b>	} 82.4%
<b>No Change</b>	<b>167</b>	<b>11.7</b>	
<b>1% to 10%</b>	<b>955</b>	<b>66.7</b>	
10% to 25%	92	6.4	
25% to 100%	106	7.4	
Over 100%	45	3.1	
New Roll #'s	2	0.1	
Inactive Roll #'s	1	0.1	
<b>Total Properties</b>	<b>1,433</b>	<b>100</b>	

## Taxable Assessment Change Compare by %



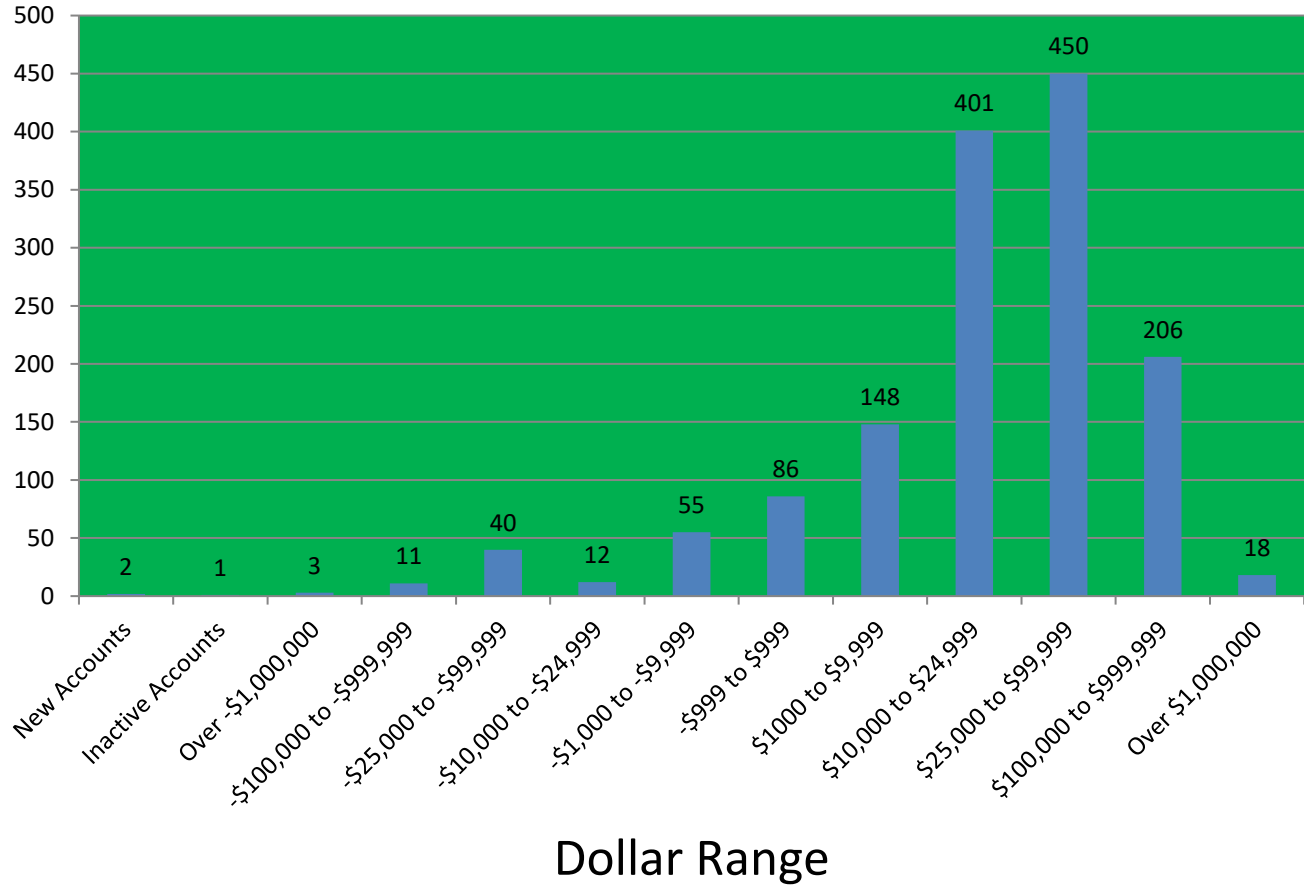
# Taxable Assessment Change Compare by \$

Range	Properties	%
Over - \$1,000,000	3	0.2
-\$100,000 to -\$999,999	11	0.8
-\$25,000 to -\$99,999	40	2.8
-\$10,000 to -\$24,999	12	0.8
<b>-\$1,000 to -\$9,999</b>	<b>55</b>	<b>3.8</b>
<b>-\$999 to \$999</b>	<b>86</b>	<b>6.0</b>
<b>\$1,000 to \$9,999</b>	<b>148</b>	<b>10.3</b>
<b>\$10,000 to \$24,999</b>	<b>401</b>	<b>28.0</b>
<b>\$25,000 to \$99,999</b>	<b>450</b>	<b>31.4</b>
<b>\$100,000 to \$999,999</b>	<b>206</b>	<b>14.4</b>
Over \$1,000,000	18	1.3
New Roll #'s	2	0.1
Inactive Roll #'s	1	0.1
<b>Total Properties</b>	<b>1,433</b>	<b>100</b>

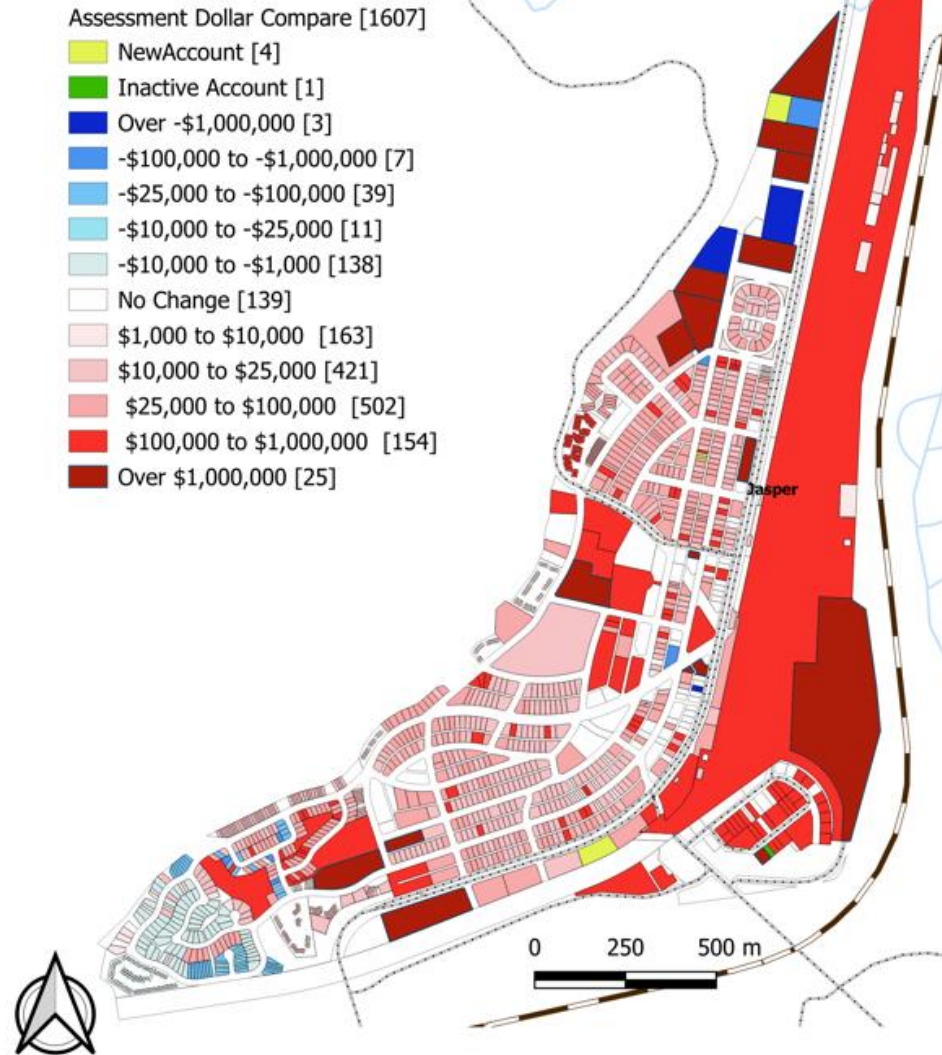
93.9%

## Taxable Assessment Change Compare by \$

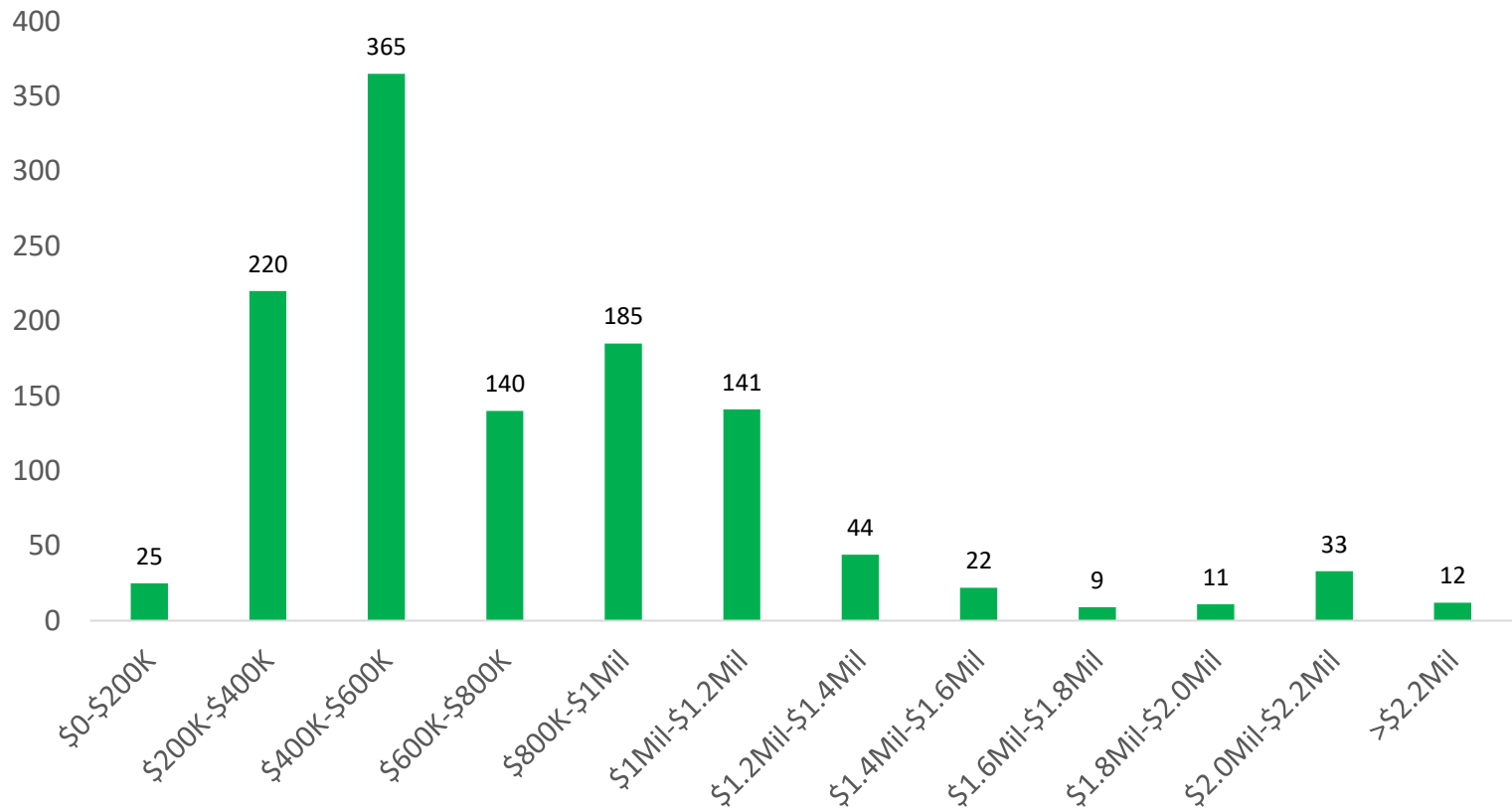
Number of Parcels



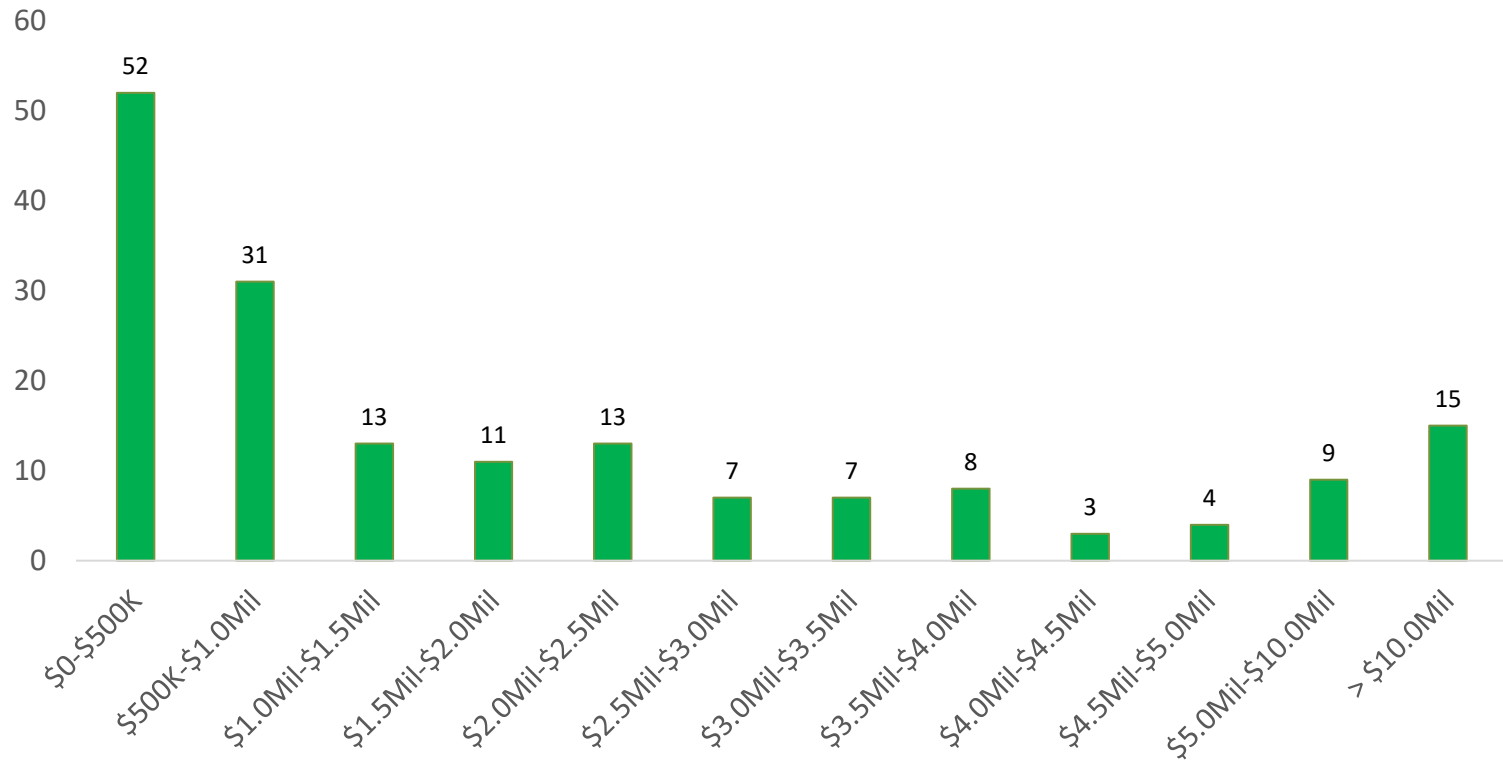
# Assessment Change Compare by \$



# Distribution of Residential Assessed Values



# Distribution of Non-Residential Assessed Values



# Overview

(NOT including Industrial or Linear)

Market Changes by Area (Taxable)	Previous	New	Inflation		Growth	
Residential Townsite	\$622,200,000	\$678,200,000	\$30,900,000	5.0%	\$25,100,000	4.0%
Cabin Creek	\$63,000,000	\$68,600,000	-\$400,000	-0.6%	\$6,000,000	9.5%
Mountain Park Coops	\$36,500,000	\$38,800,000	\$1,300,000	3.6%	\$1,000,000	2.7%
Condo's	\$102,600,000	\$111,900,000	\$9,200,000	9.0%	\$100,000	0.1%
R4 - Compact Lot District	\$44,800,000	\$51,600,000	\$700,000	1.6%	\$6,100,000	13.6%
Lake Edith	\$110,000,000	\$112,500,000	\$2,100,000	1.9%	\$400,000	0.4%
Outlying Properties	\$265,900,000	\$280,000,000	\$11,900,000	4.5%	\$2,200,000	0.8%
Commercial Townsite	\$507,100,000	\$523,100,000	\$17,100,000	3.4%	-\$1,100,000	-0.2%
Industrial Townsite	\$35,900,000	\$46,200,000	\$9,100,000	25.3%	\$1,200,000	3.3%
<b>Total</b>	<b>\$1,788,000,000</b>	<b>\$1,910,900,000</b>	<b>\$81,900,000</b>	<b>4.6%</b>	<b>\$41,000,000</b>	<b>2.3%</b>

# Overview

(NOT including Industrial or Linear)

Area	Number of Sales	Median ASR (Current Assessment)	Sales since July 1	Median ASR (Future Assessment)
Residential Townsite	13	100.3%	8 Improved 10 Vacant	99.2% 101.1%
Cabin Creek	2	99.1%	0 Improved 5 Vacant	0.0 % 99.5%
Mountain Park Coops	5	100.1%	1	99.4%
Condo's	8	100.0%	8	97.4%
R4 - Compact Lot District	1	97.4%	0 Improved 2 Vacant	0.0 % 104.5%
Lake Edith	0	0.0%	0	0.0%
Outlying Properties	0	0.0%	0	0.0%
Commercial Townsite	0	0.0%	0	0.0%
Industrial Townsite	0	0.0%	0 Improved 1 Vacant	97.5%
Total	29	100.1%	19 Improved 18 Vacant	97.6 % 99.5%

# Notable Changes to Assessment Classes (Shifting)

- Hotels are assessed based on the income approach. The income approach to value is:  $VALUE = NOI / Cap\ Rate$ .
- Hotel revenues have rebounded from the negative effects of the Wildfire and appear to be increasing.
- Seasonal accommodation and other outlying non res properties are seeing similar increases as in-town hotels.
- Hotel revenues will be monitored closely as we move past the wildfire.
- The majority of the non residential assessment base increase is attributed to the hotel sector.

# Notable Changes to Assessment Classes (Shifting)

- Retail and office buildings are assessed based on the income approach. The income approach to value is:  
 $VALUE = NOI / \text{Cap Rate}$ .
- The retail/office/restaurants and other commercial assessment base (excluding hotels and resort locations) has remained relatively constant year over year with a couple sight specific exceptions.

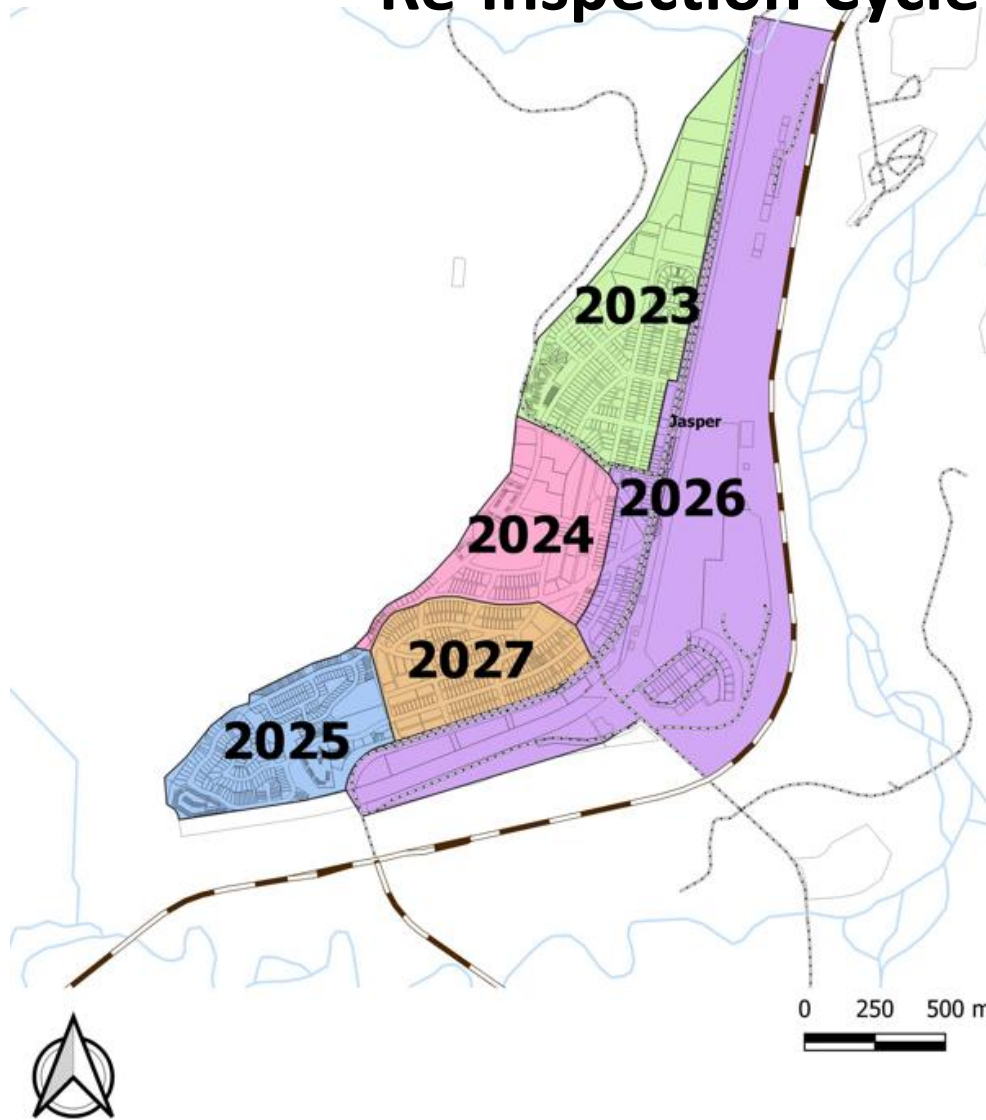
# Assessment Shifting Summary

- Overall Residential up 8.4%. 4.4% inflation and 4.0% growth.
- Overall Non-Residential up 5% including hotels.
- This represents minimal shift between the residential and non-residential assessment classes when excluding growth.
- Within the Non-Residential class, the hotels increased more than the rest of the non-res class.
- This represents shifting within the non-residential assessment class.

# Assessment Complaints

- Property owners are provided the opportunity to review their assessment with the assessor via open house or phone call.
- If unhappy with the result, the property owner still has the right to file an assessment complaint with the Local Assessment Review Board (Residential) or Composite Assessment Review Board (Non-Residential).
- Many Non-Residential property owners employ tax agents to represent them in assessment reviews or complaints heard at board levels.
- To date, only one assessment complaint have been filed against the 2025 tax year assessments, and it has already been resolved.

# Re-Inspection Cycle



# Moving Forward and Next Steps

- Assessment Open House – was held April 9<sup>th</sup>.
- Council presentation today
- Address any assessment complaints
- Reinspection cycle to concentrate on the area noted on the previous map. Residential RFI letters will be mailed to property owners in this area – this is a new process we hope will increase data integrity
- Review all new permits and uncompleted permits from Parks Canada. It is estimated that many permits will be granted for new construction on properties effected by the Wildfire.
- Monitor real estate values on a moving forward basis
- Monitor income producing properties for changes





**THANK YOU**





## AGENDA ITEM 6.1

### DIRECTOR'S REPORT

Christine Nadon,

Director of Protective & Legislative Services

April 2026

#### Major Projects

- Work on major Fire Department initiatives including contract negotiations, migration of the 9-1-1 service, and the implementation of a new records management and alerting system continues.
- Meetings of the Emergency Management Agency (EMA) and Emergency Advisory Committee (EAC) were held in March. The Municipality is legislatively obligated to establish and coordinate these two structures to oversee emergency management plans and initiatives pursuant to the provincial *Emergency Management Act* and *Local Authority Emergency Management Regulation*.
- The Protective Services team is leading our internal Incident Management Team engagement, training and preparedness for the 2026 hazard season. A key deliverable in this process includes an Agency Administrator session (municipal EAC members, CAO, and Jasper National Park executive leadership) followed by a joint emergency management exercise which will be held on April 23 and 24.
- Chief Conte and Director Nadon continue to be engaged in multi-jurisdiction events and conferences to share lessons learned from the 2024 Jasper Wildfire and contribute to advancements in wildfire resilience. We are also working on delivering 2026 capital projects to increase community resilience, including the installation of permanent sprinkler systems on key municipal critical infrastructure.

#### Staffing

- The Bylaw Enforcement Service is facing challenges in recruiting a qualified and experienced Peace Officer. Suitable candidates are in high demand across the province and difficult to recruit. The position has been re-posted in hopes to find and recruit a suitable candidate.

#### Service Trends

- The Bylaw team and the Director of Protective Services are engaged in construction coordination and related compliance and enforcement activities. Recent accomplishments, in collaboration with the Operations and Urban Design and Standards teams, include the implementation of the changes in traffic and parking flows in construction areas to facilitate access for both residents and builders.
- Complaints and calls for service have been steady for the past few months, and we anticipate an increase in compliance and enforcement activities this spring as construction season ramps up.

#### Communications & Engagement

Upcoming emergency preparedness and wildfire resiliency events:

- Wildfire Resiliency Information Session – Wednesday, April 29 at 7:00pm at the Jasper Activity Centre.
  - o Municipality of Jasper and Jasper National Park presentations on current wildfire mitigation efforts and risk reduction.
  - o Presentation from Brandon MacKinnon from FP Innovations on the [Jasper Wildfire: Community Impact Research](#) report which describes fire behaviour in the Town of Jasper in July 2024, key lessons learned, and how we can make our community more resilient based on scientific findings.
- National Emergency Preparedness Week – May 3 to 9, 2026.
  - o Open House – Wednesday, May 6 from 3:00pm to 7:00pm, Emergency Services Building
  - o Community-Wide FireSmart Day – Saturday, May 9. Jasperites are encouraged to clean up their yards and remove any combustible material from their property to reduce the chance of ignition by ember shower. Details on the waste pick-ups and rules are on the Municipality's website and social media.

**AGENDA ITEM 6.2**

**2025 TAX RECOVERY SALE LIST OF PROPERTIES TO BE SOLD**

Roll Number	Legal Description			Address of Property	Amount Owning	Reserve Bid
	Plan	Block	Lot			
000730	4061EO	5	12&13	404 Connaught Drive	\$720,756	\$9,619,000



**Certification of Municipality of Jasper  
Bylaw #276  
Off-Site Levies Bylaw 2026**

I, Geneviève Caron, Field Unit Superintendent of Jasper National Park of Canada, pursuant to Article 4.4 of the Agreement for the Establishment of Local Government in the Town of Jasper (“Local Government Agreement”) have reviewed the Municipality of Jasper Bylaw #276, which received its first reading on the 17th day of February and its second reading on the 24th day of March 2026 by the Council of the Municipality hereby certify with respect to Bylaw #276 that:

- 1) there are no impacts on the environment, or that any environmental impacts can be appropriately mitigated; and
- 2) there is no encroachment on Canada’s authority in the areas of land use planning and development.

Dated at the Town of Jasper, in the Province of Alberta, this 16 day of April 2026

Geneviève Caron  
Field Unit Superintendent of  
Jasper National Park of Canada

Municipality of Jasper Bylaw #187, the “Jasper Off-Site Levies Bylaw 2015” is repealed.

**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 17<sup>th</sup> day of February, 2026

**READ** a second time this 24<sup>th</sup> day of March, 2026

**READ** a third time and passed this      day of                      2026

\_\_\_\_\_  
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

**MUNICIPALITY OF JASPER**  
**BYLAW #278**

**BEING A BYLAW OF THE MUNICIPALITY OF JASPER IN THE PROVINCE OF ALBERTA TO AUTHORIZE A LOAN GUARANTEE FOR JASPER MUNICIPAL HOUSING CORPORATION.**

**WHEREAS** pursuant to the provisions of the Municipality Government Act, RS.A. 2000, Chapter M26, Section 264, and amendments thereto, a municipality may guarantee the repayment of a loan between a lender and a Municipally Controlled Corporation;

**AND WHEREAS** the Municipality of Jasper ("MOJ") views the development of affordable housing in Jasper as beneficial to the community and wishes to support such development;

**AND WHEREAS** Jasper Municipal Housing Corporation ("JMHC") is a Municipally Controlled Corporation body duly incorporated under the laws of the Province of Alberta and established to develop and operate community housing in Jasper;

**AND WHEREAS** JMHC is the beneficial owner of a leasehold interest in the following lands in the Municipality of Jasper: Plan 2420744 Parcel HJ at 737 Connaught Drive;

**AND WHEREAS** JMHC is to build 40 residential below market rental units in as set out in the attached Schedule "A" (the "Development") at 737 Connaught Dr.;

**AND WHEREAS** the Canadian Mortgage and Housing Corporation ("CMHC") has committed to finance the said construction through the terms as contained in the Affordable Housing Fund Loan Agreement, as may be amended from time to time (the "Loan Agreement");

**AND WHEREAS** JMHC has requested assistance in its construction of the Development through the provision by the Municipality of Jasper of a forgivable and repayable loan guarantee to CMHC;

**AND WHEREAS** the Municipality of Jasper's debt limit is established by the provisions of section 276(2) of the Municipal Government Act, R.S.A. 2000, Chapter M-26 was \$88,002,609 as of the end of the 2024 fiscal year and the Municipality's obligations of \$23,555,013 as of the end of that fiscal year provide for it to assume up to \$64,447,596 in additional debt;

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Municipality of Jasper in the Province of Alberta, duly assembled, enacts:

**1. CITATION**

1.1 This Bylaw may be cited as the "Jasper Municipal Housing Corporation Loan Guarantee Bylaw 2026".

**2. DEFINITIONS**

2.1 In this Bylaw:

2.1.1 "*JMHC*" shall mean, Jasper Municipal Housing Corporation, the municipally controlled corporation, which is solely owned and controlled by the Municipality of Jasper and created to develop and operate community housing in the Municipality of Jasper and whose address is PO Box 520, Jasper, Alberta, T0E 1E0;

2.1.2 "*Chief Administrative Officer*" shall mean 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.

2.1.3 "*Council*" shall mean the Council of the Municipality of Jasper;

2.1.4 "*Loan*" means \$14,237,031 being borrowed by the JMHC from the CMHC, with \$9,221,996 of the Loan being attributable to the Repayable Loan as set forth in the Loan Agreement and \$5,015,035 being attributable to the Forgivable Loan as set forth in the Loan Agreement;

2.1.5 "*Municipality of Jasper*" shall mean the Municipality of Jasper in Jasper National Park in the Province of Alberta;

2.1.6 "*CMHC*" shall mean the Canada Mortgage and Housing Corporation of 700 Montreal Road, Ottawa, ON, K1A 0P7;

2.2 Words importing the masculine gender only, include the feminine gender whenever the context so requires and vice versa;

2.3 Words importing the singular shall include the plural or vice versa whenever the context so requires.

### **3. LOAN GUARANTEE**

3.1 Subject to the provisions and limitations herein, Council is hereby authorized to guarantee by the Municipality of Jasper of the Loan by JMHC to the CMHC, for the Development at 737 Connaught Drive

3.2 The guarantee of the Loan authorized herein shall not exceed the combined total amount of the Forgivable and Repayable Loan administered by CMHC, which equals \$14,237,031, with \$9,221,996 being attributable to the Repayable Loan and \$5,015,035 being attributable to the Forgivable Loan.

3.3 The guarantee by the Municipality of Jasper of JMHC's Loan from the CMHC will be released by the CMHC upon JMHC achieving Stabilization, as that term is defined in the Loan Agreement.

### **4. INTEREST**

4.1 Interest on the Loan to be guaranteed shall not exceed the 'Threshold Interest Rate for Repayable Loan' as defined in the Loan Agreement at 4.58%.

4.2 Interest shall be applicable if the Municipality of Jasper is required to repay any of the Loan as guaranteed to the CMHC.

### **5. FUNDING SOURCES**

5.1 Should the Municipality of Jasper have to pay any or all of the Loan that is being guaranteed, the funding to repay the indebtedness shall come from the operating budget of the Municipality of Jasper.

**6. LOAN GUARANTEE AGREEMENT**

6.1 Council hereby authorizes the Chief Administrative Officer to grant the Guarantee of JMHC's Loan to the CMHC with provisions as set out in Schedule "B" hereto.

**7. SEVERANCE**

7.1 If any provision herein is adjudged by a court of competent jurisdiction to be invalid for any reason, then that provision shall be severed from the remainder of this Bylaw and all other provisions of this Bylaw shall remain valid and enforceable.

**8. COMING INTO EFFECT**

8.1 This Bylaw shall come into force and effect on the final day of passing thereof.

8.2 If any provision herein is adjudged to be repugnant to any federal regulation or legislation, this Bylaw shall continue in full force and effect, but any such repugnant provision shall be of no force or effect until such time as the repugnancy is removed by repeal or amendment of the federal legislation or regulation.

This bylaw shall come into force on the final day of passing thereof.

READ a first time this \_\_\_\_ day of \_\_\_\_\_, 2026.

READ a second time this \_\_\_\_ day of \_\_\_\_\_, 2026.

READ a third time and finally passed this \_\_\_\_ day of, \_\_\_\_\_ 2026.

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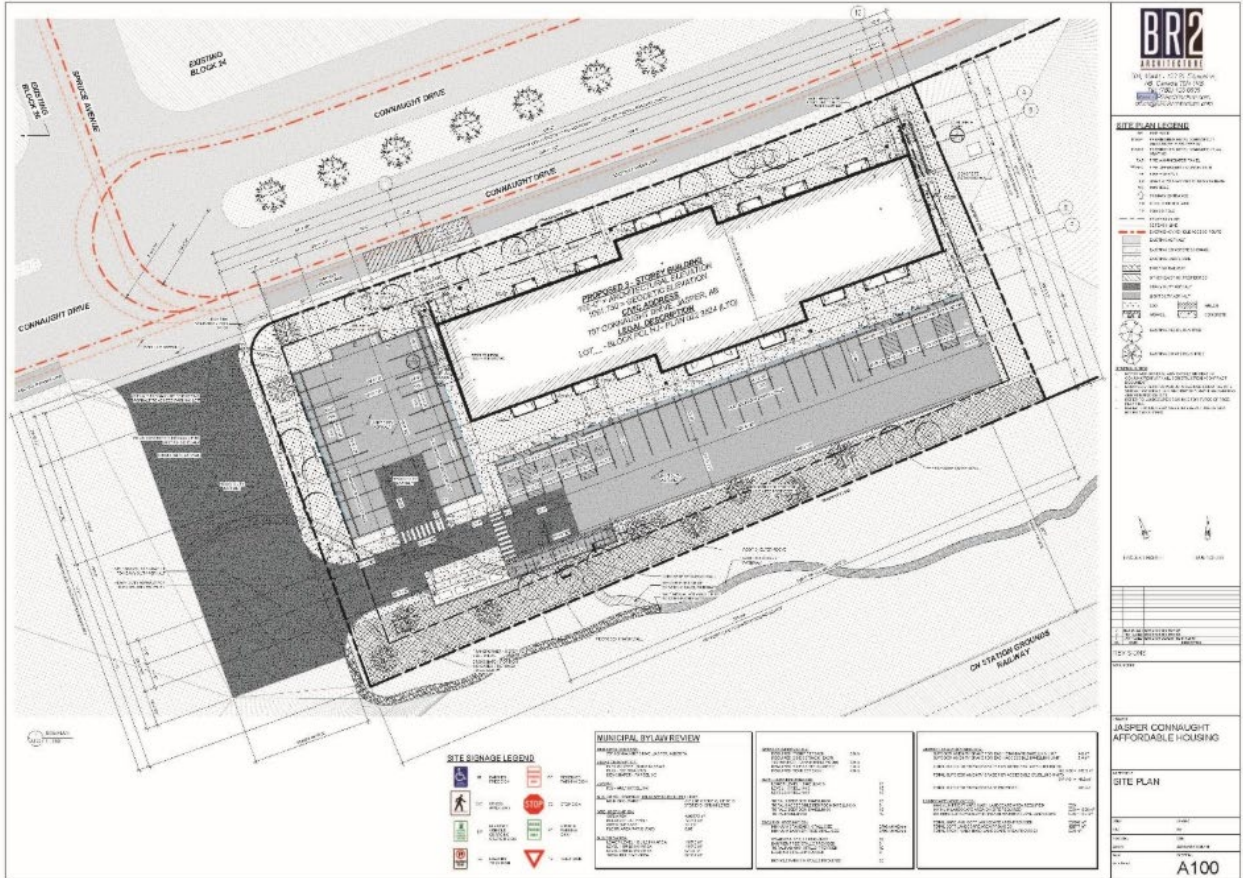
Mayor

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Chief Administrative Officer

SCHEDULE 'A'

The Development – 737 Connaught Dr.



SCHEDULE 'B'  
GUARANTEE

CMHC File No.: 28115681

## GUARANTEE

**THIS GUARANTEE** made as of \_\_\_\_\_, 20\_\_\_\_ by **MUNICIPALITY OF JASPER** (the “**Guarantor**”) to an in favour of **CANADA MORTGAGE AND HOUSING CORPORATION** (“**CMHC**”).

**WHEREAS** pursuant to the loan agreement dated as of \_\_\_\_\_, 20\_\_\_\_ by and among **JASPER MUNICIPAL HOUSING CORPORATION** (the “**Borrower**” and, to the extent more than one Person is a party to such loan agreement as a borrower, all such Persons are collectively referred to as the “**Borrower**”), the Guarantor and CMHC (as the same may be amended, restated, modified, supplemented from time to time, the “**Loan Agreement**”), CMHC has made the Loan available to the Borrower;

**AND WHEREAS** the Guarantor has agreed to guarantee the payment and performance of the Obligations (as defined below) and considers it to be in its best interest to provide this Guarantee;

**NOW THEREFORE** in consideration of the premises and for other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged), the Guarantor covenants and agrees as follows:

**1.1 Definitions and Common Terms.** Except as otherwise set out herein (i) the terms defined in the Loan Agreement have the same meanings when used in this Guarantee, and (ii) except as otherwise set out herein, the Common Terms form part of this Guarantee and are incorporated herein by reference, with appropriate changes to fit the context.

**1.2 Guarantee.** The Guarantor hereby unconditionally and irrevocably guarantees to and in favour of CMHC, by way of a continuing guarantee, the due and punctual payment and performance, whether at stated maturity, by acceleration or otherwise, of all present and future debts, liabilities and obligations, direct or indirect, absolute or contingent, of the Borrower and any other Credit Party to CMHC arising pursuant to the Loan Documents to which the Borrower or such other Credit Party, as applicable, is a party (collectively, the “**Obligations**”). The obligations of the Guarantor hereunder and the obligations of any other Person under a guarantee executed and delivered by such other Person to CMHC guaranteeing the Obligations shall be joint and several. The obligations of the Guarantor hereunder are continuing obligations and this Guarantee will continue to be effective or be reinstated, as applicable, if at any time any payment of any of the Obligations is rescinded or must otherwise be returned by CMHC upon the insolvency, bankruptcy or reorganization of the Borrower or otherwise, all as though such payment had not been made.

**1.3 Recourse.** CMHC shall have full recourse to the Guarantor; provided, however, that if the Obligations are in respect of a Forgivable Loan, and the Guarantor is not the beneficial owner of the Project Lands, CMHC shall have full recourse to the Guarantor only until Stabilization has occurred.

**1.4 Indemnity.** If any or all of the Obligations are not paid or performed by the Credit Parties, the Guarantor will, as a separate and distinct obligation, indemnify and save harmless CMHC from and against all losses, costs and expenses of CMHC arising from or in connection with (a) the invalidity or unenforceability of any of the provisions of the Loan Documents, or (b) the failure of the Credit Parties to fully and promptly pay or perform any of the Obligations.

**1.5 Primary Obligation.** If any or all of the Obligations are not paid or performed by the Credit Parties or CMHC is not indemnified under this Guarantee, in each case, such Obligations will, as a separate and distinct obligation, be paid and performed by the Guarantor as primary obligor immediately upon written demand to the Guarantor by CMHC.

**1.6 Absolute Liability.** The Guarantor agrees that its liability under this Guarantee is absolute and unconditional and shall remain in full force and effect until all Obligations have been validly, finally and irrevocably paid in full or this Guarantee has been released by CMHC. The liability and obligations of the Guarantor hereunder shall not be affected by any matter which but for this provision might operate to

affect such liability or obligations including: (a) the lack of validity or enforceability of any term of a Loan Document; (b) any contest by a Credit Party as to the amount of the Obligations or any defence, counter-claim or right of set-off available to a Credit Party; (c) any extension of time for payment or performance of the Obligations or any release, variation or indulgence granted by CMHC to a Credit Party or any extinguishment of all or any part of the Obligations by operation of law; (d) any corporate or other change affecting a Credit Party or any change in circumstance relating to a Credit Party, including any bankruptcy, insolvency, liquidation or similar proceeding (and, if applicable, any incapacity or disability) or any action taken with respect to this Guarantee by a trustee or receiver, or by a court, in any such proceeding, whether or not the Guarantor has notice or knowledge of any of the foregoing; (e) any impossibility, impracticability, frustration of purpose, *force majeure* or illegality of any of the Loan Documents or a Credit Party's performance in respect thereof; (f) the occurrence of any change in the law of any jurisdiction or by any present or future action of a Governmental Authority, or the obtaining of a court order, that amends, varies, reduces or otherwise affects, or purports to amend, vary, reduce or otherwise affect, any Obligation or the obligations of the Guarantor hereunder; (g) any dealings with any security interest held by CMHC, including the granting of releases and discharges; (h) any invalidity, non-perfection or unenforceability of any security interest held by CMHC or any exercise or enforcement of, or failure to exercise or enforce, such security interest, or any irregularity or defect in the manner or procedure by which CMHC realizes on such security interest; (i) any assignment of the benefits of this Guarantee; and (j) any other circumstance that might otherwise constitute a defence available to, or a discharge of, a Credit Party in respect of the Obligations, this Guarantee or the Guarantor's obligations hereunder. This Guarantee is not subject to any condition or agreement which could diminish the liability of the Guarantor or modify its terms.

**1.7 No Releases.** The liability of the Guarantor hereunder will not be released, discharged, limited or in any way affected by anything done, not done, suffered or permitted by CMHC in connection with any obligations or liabilities of any Credit Party to CMHC or any security therefor including any loss of or in respect of any security received by CMHC from a Credit Party. Without limiting the generality of the foregoing and without releasing, limiting or otherwise affecting the Guarantor's liability hereunder, without obtaining the consent of or giving notice to the Guarantor, CMHC may in its sole discretion: (a) vary the credit of the Borrower in any manner whatsoever; (b) make any change to payment terms or any other term of any Loan Document or waive the failure of a Credit Party to carry out any of its obligations thereunder; (c) grant renewals, extensions, releases and discharges to a Credit Party; (d) exercise or enforce, or refrain from exercising or enforcing, any right or security interest; (e) apply all sums from time to time received to all or part of the Obligations or change any such application in whole or in part from time to time; and (f) otherwise deal with a Credit Party and all other Persons and security interests.

**1.8 No Exhaustion of Remedies.** CMHC need not exhaust its recourse against a Credit Party or other Persons or realize on any security interest it may hold in respect of the Obligations before being entitled to enforce payment and performance hereunder or pursue any other remedy against the Guarantor. The Guarantor has no right of discussion or division.

**1.9 Demand.** Upon the occurrence of an Event of Default, CMHC will be entitled to demand from the Guarantor payment of all Obligations then due, including interest on overdue payments of principal and interest that has accrued to and including the date of such demand under the Loan Agreement (the "**Guaranteed Amount**") and the Guarantor shall pay all such amounts upon such demand.

**1.10 Interest.** Following demand of a Guaranteed Amount by CMHC hereunder, the Guarantor will pay interest to CMHC on any unpaid portion of such Guaranteed Amount at the rate of interest applicable to the Obligations comprising such Guaranteed Amount under the Loan Agreement, such interest to accrue from and including the date of on which such demand was made by CMHC.

**1.11 Assignment and Postponement.** All debts and liabilities, present and future, of any Credit Party to the Guarantor are hereby assigned to CMHC and postponed to the Obligations, and, upon the occurrence of an Event of Default, all money received by the Guarantor in respect thereof will be held in trust for, and promptly paid to, CMHC without in any way limiting the liability of the Guarantor hereunder. This assignment and postponement is independent of the Guarantee and will remain in full force and effect until, in the case of the assignment, the liability of the Guarantor under this Guarantee has been

discharged or terminated and, in the case of the postponement, until all Obligations are performed and paid in full.

**1.12 Subrogation.** The Guarantor will not be entitled to subrogation until the Obligations have been performed and paid in full.

**1.13 Guarantor's Representations and Warranties.** The Guarantor represents and warrants to CMHC that all the representations and warranties given by the Guarantor in the Loan Documents are true.

**1.14 Payment of Expenses.** In addition to the Guaranteed Amount, the Guarantor will pay on demand, and will indemnify and save CMHC harmless from, any and all costs and expenses (including reasonable legal fees and expenses) (a) incurred by CMHC in the administration or enforcement of this Guarantee, or (b) with respect to, or resulting from, any failure or delay by the Guarantor in performing its obligations under this Guarantee.

**1.15 Amendments, Waivers, etc.** No consent or waiver of any term of this Guarantee is binding unless made in writing by CMHC. This Guarantee may only be amended or otherwise modified by written agreement between the Guarantor and CMHC.

**1.16 Conflict.** To the extent of any conflict or inconsistency between the provisions of this Guarantee and the provisions of the Loan Agreement, the provisions of the Loan Agreement shall prevail to the extent of such conflict or inconsistency.

**1.17 Independent Legal Advice.** To the extent the Guarantor is an individual, the Guarantor acknowledges and agrees that (i) the Guarantor has received a complete copy of the Loan Documents and is familiar with the terms thereof, has read and understood the terms and conditions of this Guarantee, and has had the opportunity to seek, and was not prevented or discouraged by any Person from seeking, independent legal advice before signing this Guarantee or any other Loan Document to which it is a party, and (ii) if the Guarantor did not avail itself of the opportunity to seek independent legal advice before signing this Guarantee or any other Loan Document, the Guarantor did so voluntarily without any undue pressure. The failure by the Guarantor to obtain independent legal advice shall not be used by it as a defence to the enforcement by CMHC of its obligations under this Guarantee or any of the other Loan Documents.

**IN WITNESS WHEREOF** the Guarantor has executed and delivered this Guarantee as of the date first written above.

**MUNICIPALITY OF JASPER**

By:

\_\_\_\_\_

Name:

Title:

By:

\_\_\_\_\_

Name:

Title:

*/We have authority to bind the Guarantor.*

**CERTIFICATE**

*(To be completed only if the Guarantor is an individual)*

I HEREBY CERTIFY THAT:

1. \_\_\_\_\_, the guarantor in the guarantee made between \_\_\_\_\_ and Canada Mortgage and Housing Corporation, which this certificate is attached to or noted on, appeared in person before me and acknowledged that he/she had executed the guarantee.
2. I satisfied myself by examination of the guarantor that he/she is aware of the contents of the guarantee and understands it.

CERTIFIED by \_\_\_\_\_, Lawyer at \_\_\_\_\_ of \_\_\_\_\_, at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_

Signature

**Statement of Guarantor**

I am the person named in this certificate.

\_\_\_\_\_

Signature of Guarantor