



Related documents:

The Land Use Regulations for the Town of Jasper are only one of several documents used to regulate new development and redevelopment in Jasper.

They should be used in conjunction with:

- National Park Building Regulations
- Architectural Motif for the Town of Jasper
- Canadian
 Environmental
 Assessment Act

So you want to build a garage?

asper National Park of Canada

Development and Building permits are required for new garage construction in Jasper. No person shall commence any development unless that person is the holder of a development permit

Plans (site and working drawings) must be submitted to the development office for approval. These plans should indicate (all measurements in metric):

- lot dimensions and elevations, including a North arrow
- location of utility lines
- location of all existing buildings
- location, dimensions and grades of proposed garage
- all setbacks (rear, front and side) from the property line to the residence and the proposed garage
- dimensioned existing and proposed parking spaces
- elevation drawings of the garage
- location of significant landscape features, such as trees, fences and retaining walls
- electrical (lights and door openers), and gas (heaters) fixtures

Once you have obtained a development permit, your proposal will be advertised for two weeks prior to the issuance of a building permit. Work may commence once the building permit has been obtained, and all requisite fees and compliance deposits have been paid.

An inspection by a Parks Canada certified inspection company will be required at foundation, framing and final project completion. Permits must also be obtained for plumbing/gas and electrical installations.

General requirements for garages

- A maximum of one garage is permitted per site.
- Plumbing is not permitted in garages, except exterior hoses. Catch basins may be used for drainage.
- A detached garage shall not contain any habitable rooms.
- Your garage should not be located over utility lines.
- The garage must be located at least .9m from the alley or property lines.
- The garage must be at least 1.5m clear of the primary building, or 6m if located opposite a wall containing a window from a habitable room.
- Appropriate finishing materials are treated wood, hardboard siding, stucco, brick, and stone. Vinyl and aluminum siding is not permitted. The garage should match the house in relation to shape, color and building materials, including the roof pitch.
- A garage may be built on a slab providing it is no larger than 55m².

Disclaimer

This document has no legal status and cannot be used as an official interpretation of the various codes and regulations currently in effect. It is meant solely to provide general information that may be of assistance to the developer. The development authority should always be contacted for accurate information.

For more information contact the Jasper National Park Development Office at (780) 852-6162. This document is published by Realty & Municipal Services, Jasper National Park as a public information service. January, 2006 (*aussi disponible en francais*)







Zoning requirements

Jasper National Park of Canada

Zone	Maximum site coverage	Maximum garage size	Maximum garage height	Maximum eave height
R1	40% of site, including primary building	lesser of 56 m2 or 10% of the site	4.5m	2.5m
R2	45% of site, including primary building	lesser of 56 m2 or 10% of the site	4.5m	2.5m
R2h	196 m2 including primary building	lesser of 56 m2 or 10% of the site	4.5m	2.5m
R3a	45% of site, including primary building	lesser of 56 m2 or 10% of the site	4.5m	2.5m
R3b	10% of site area	varies	6m	4m
R4	lesser of 45% of site or 150 m2, including primary building	varies	5.1m	2.5m
Cabin Creek	varies	varies	varies	varies

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