

Agenda
B&B Working Group
July 24, 2019, 9 a.m. - noon
Town Hall - Council Chambers

- 1. Welcome, introductions, agenda review**
- 2. Committee purpose and intended outcome**
- 3. Committee logistics (including establishing a schedule for four more meetings) and ground rules**
- 4. Background information on B&Bs in Banff (Dave Michaels)**
- 5. Maximum number of B&Bs:**

Start with brief introduction by Dave Michaels to the present quota and allocation system.
Then explore these questions:

- should the quota remain the same or be changed?
- How should the remaining/available allocations be distributed? e.g. remain district specific?

Options for discussion include:

- i. Increasing the number of Bed and Breakfasts allowed under Schedule 'D' to meet visitor demand;*
- ii. Reducing the total number of Bed and Breakfasts to the current number of approved Bed and Breakfasts (46), or less, therefore not allowing any more applications until an allocation became available;*
- iii. Reducing the number of available allocations in those Land Use Districts that are not at the maximum allocation to allow one more in each district. This would reduce the total number of potential Bed and Breakfasts to 52 with 5 remaining allocations. It is worth noting that for some of the Land Use Districts that have allocations available, administration have not received any enquiries regarding potential for Bed and Breakfasts in recent years where as other districts that are full have received a number of enquiries;*
- iv. Reducing the total number of Bed and Breakfast Homes allowed (e.g. 50), but remove the limits per Land Use District and have a Banff wide allocation. It is worth noting that, with the exception of the RMS I: Middle Springs I District, Bed and Breakfast Homes are Discretionary Uses only in those Land Use Districts listed in Schedule 'D'; or*

v. *Keep the maximum number of Bed and Breakfasts at 65, but reallocate the number of Bed and Breakfasts permitted in each Land Use District to allow new allocations in the districts that are currently at their maximum.*

vi. *Keep the status quo.*

vii. *Other?*

6. Enforcement options

Start with brief description by Dave Michaels of the present approach to enforcement. Then explore this question:

- What additional enforcement options should be included?

Options for discussion include:

i. *Higher penalties specific to unauthorized Commercial Accommodation. Penalties in excess of the rental rate for unapproved accommodation may offer a higher disincentive to offer unapproved commercial accommodation as well as offset some of the costs associated with continued enforcement. Currently Canmore issue fines of \$2,500 for the first offence and \$5,000 for subsequent offences;*

ii. *Other penalties on advice from legal counsel;*

iii. *Prohibiting application for a Bed and Breakfast for an extended period (eg. two years) after either a Bed and Breakfast Permit has been revoked for non-compliance or successful enforcement action has been undertaken against a property for unauthorized commercial accommodation;*

iv. *Change the notification required for the Town to inspect an approved Bed and Breakfast. Currently a minimum of 24 hours notice must be provided in writing. Notification via email, or telephone and/or a shorter notice period would allow easier inspection of existing Bed and Breakfasts to ensure compliance; and/or,*

v. *Requiring approved accommodation to include their Development Permit number/business license Number in any/all advertising to ease in enforcement investigation.*

vi. *Other?*

vii. *Status quo?*

7. Summarize, confirm date for next meeting, and adjourn