1. Welcome, introductions, agenda review

2. Reminder: committee purpose, intended outcome and ground rules

3. Quota allocation:
   - How should the remaining/available allocations be distributed? e.g. remain district specific?

On how the 65 spots should be allocated among districts, the following points (from the group discussion) remain for examination at the next meeting:
   - reallocate some or all of the vacant allocation into popular districts or not?
   - count licensed rooms or licensed operators within the districts?

Remaining options for discussion include:
   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?*

4. B&B Inns redevelopment:
   Start with brief description by Dave Michaels of the present approach. Then explore this question:
   - Could amendments or additional regulations add clarity around the redevelopment options for existing B&B Inns?

Options for discussion include:
   i. *Prohibiting existing Bed and Breakfast Inns from adding additional guest rooms above the existing (approved) number of rooms. This would prevent the development of any additional guest rooms associated with Bed and Breakfast Inns;*
   ii. *Limiting redevelopment of Bed and Breakfast Inns to the existing Gross Floor Area on site. This would allow operators to reconfigure their existing area (e.g. splitting one large room into two smaller rooms) but would prevent the addition on new floor area;*
iii. Prohibiting the construction of new structures for the purposes of Bed and Breakfast Inns. This would prohibit the expansion of Bed and Breakfast Inns outside of their existing structures; and/or,

iv. Prohibiting multiple uses on a site that contains a Bed and Breakfast Inn. This would add further clarity to the Land Use Bylaw and would limit the intensification of these sites which are located in residential Land Use Districts.

5. Heritage options
Start with brief description by Dave Michaels of the present approach. Then explore this question:

- Are there regulation options specific to B&B’s that could be used as an incentive to preserve recognised heritage residential properties?

Options for discussion include:

i. Only permitting new Bed and Breakfast Homes in Designated Heritage properties. This could add an incentive for people to invest in heritage properties and would benefit Banff by increasing the number of protected heritage resources;

ii. Only permitting new Bed and Breakfast Homes in buildings identified on the heritage inventory. This could add an incentive for people to invest in heritage properties however without designation, it would not offer long term protection of those properties; and/or

iii. Permitting a Bed and Breakfast Home to be owned and operated by a not-for-profit organization without a requirement for a live-in owner at a Designated Heritage property. This could offer an incentive for larger not-for-profit organizations to acquire and preserve heritage resources.

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